





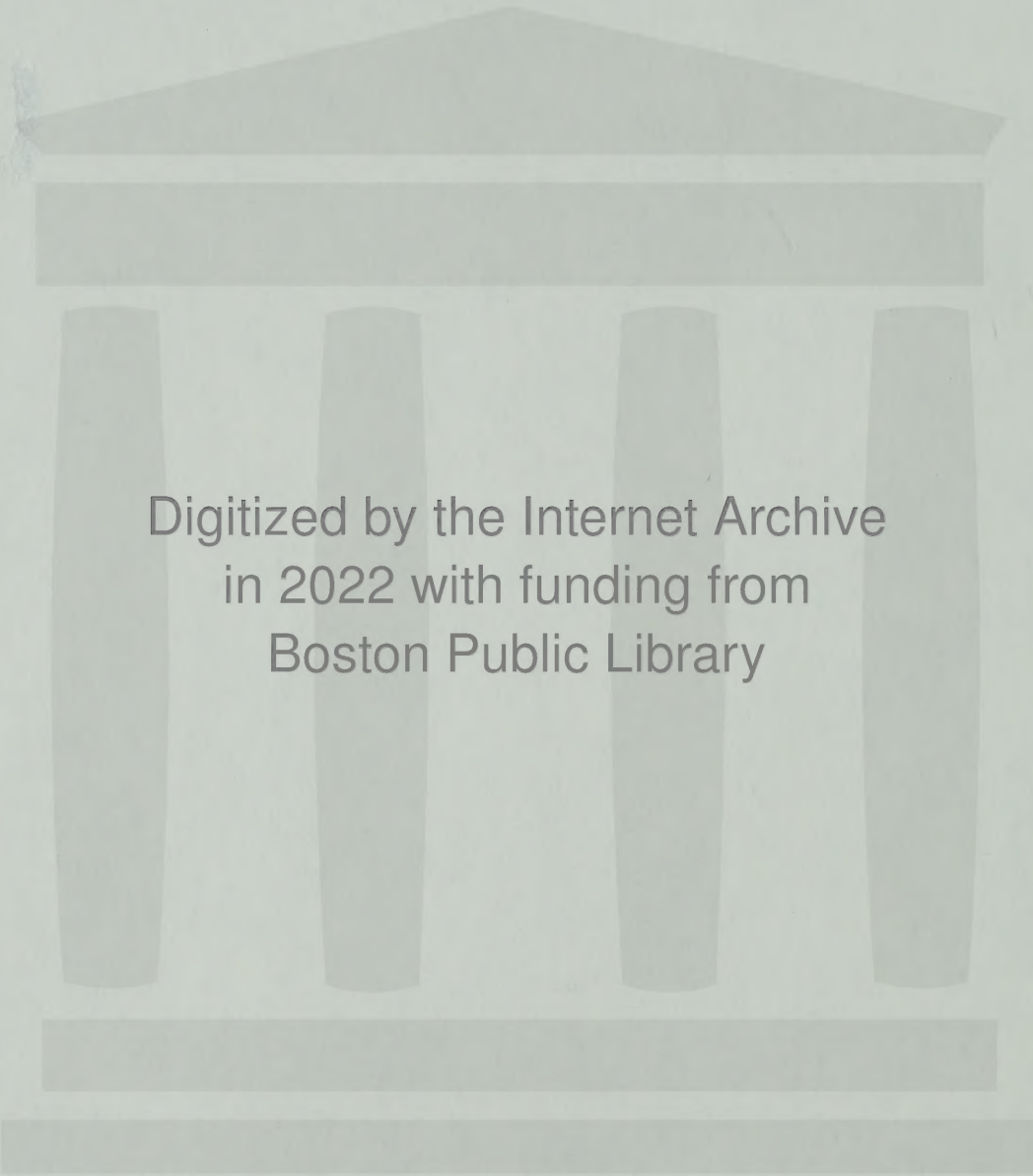


Ref  
Desk









Digitized by the Internet Archive  
in 2022 with funding from  
Boston Public Library

<https://archive.org/details/1988surveyplanni01broo>



✓ on BLC list  
✓ Bos eds. made.







# 1988 Survey & Planning Grant

## Part I - Roslindale and West Roxbury

### Project Completion Report



Submitted to  
**Massachusetts Historical Commission**  
July 31, 1989

by the City of Boston:  
**Boston Landmarks Commission**  
**Environment Department**  
**Boston Redevelopment Authority**



CITY OF BOSTON  
MAYOR RAYMOND FLYNN

ENVIRONMENT DEPARTMENT  
Lorraine M. Downey, Director

F74  
R75 B76  
1989x  
V. 1

June 7-10-90

---

BOSTON LANDMARKS COMMISSION

MEMBERS

Alan Schwartz, Chairman  
Anthony Pisani, Vice Chairman  
Sally Baer  
Lawrence Bianchi  
Andrea Gilmore  
Stanley Moss  
Daniel Ocasio  
Jean Muller Ryan

ALTERNATES

James Alexander  
Richard Bertman  
Thomas Ennis  
Rosalind Gorin  
Pauline Chase Harrell  
Pamela McDermott  
John Quatrala

BOSTON LANDMARKS COMMISSION STAFF

Judith B. McDonough, Executive Director  
Carol Huggins, Director of Survey and Planning  
James Labeck, Assistant Director of Survey and Planning  
Michael Cannizzo, Staff Architect  
Katherine Kelly Broomer, Survey Consultant

---



## TABLE OF CONTENTS

### PART ONE: PROJECT COMPLETION REPORT

#### I. INTRODUCTION

Brief Topographical History of Roslindale and West Roxbury  
Review of Architectural Styles and Building Types  
Notable Area of Development and Suburban Growth

#### ROSLINDALE AND WEST ROXBURY

#### II. METHODOLOGY

#### PROJECT COMPLETION REPORT

General Techniques  
Recording and Evaluation  
Research Procedure  
Evaluation of Significance System

Prepared by

#### III. RECOMMENDATIONS

Kathleen Kelly Broomer

Director

National Register and Architectural Conservation Division  
National Register Only

Individual Properties for the

National Register and Historic Landmarks

BOSTON LANDMARKS COMMISSION

Further Study

July 1989

Map I	West Roxbury & Roslindale Study Area
Map II	Roslindale: Notable Areas of Development
Map III	West Roxbury: Notable Areas of Development
Map IV	Roslindale: Recommendations
Map IVa	Forest Hills: Recommendations
Map V	West Roxbury: Recommendations
Appendix I	Sample Inventory Form
Appendix II	Key to 1:100 Scale Inventory Maps
Appendix III	Inventory Listing System

✓ see also BRC.  
F74.W59W4x  
West Roxbury

### PART TWO: INVENTORY FORMS (see separate volume)







# TABLE OF CONTENTS

## PART ONE: PROJECT COMPLETION REPORT

### I. INTRODUCTION

Brief Topographical History of Roslindale and West Roxbury  
Review of Architectural Styles and Building Types  
Notable Area of Development and Sub-Area Maps

### II. METHODOLOGY

General Procedures  
Recording and Evaluation  
Research Procedure  
Evaluation of Significance System

### III. RECOMMENDATIONS

Districts

National Register and Architectural Conservation Districts  
National Register only

Individual Properties

National Register and Boston Landmark  
National Register only

Further Study

Map I	-	West Roxbury & Roslindale Study Area
Map II	-	Roslindale: Notable Areas of Development
Map III	-	West Roxbury: Notable Areas of Development
Map IV	-	Roslindale: Recommendations
Map IVa	-	Forest Hills: Recommendations
Map V	-	West Roxbury: Recommendations

Appendix I	-	Sample Inventory Forms
Appendix II	-	Key to 100' Scale Inventory Maps
Appendix III	-	Inventory Coding System

PART TWO: INVENTORY FORMS (see separate volume)







## I. INTRODUCTION

The Roslindale and West Roxbury Preservation Study, conducted from January to July 1989, was administered by the Boston Landmarks Commission, with the assistance of a matching grant-in-aid from the Department of the Interior, National Park Service, through the Massachusetts Historical Commission, Office of the Secretary of State, Michael J. Connelly, Chairman, under the provisions of the National Historic Preservation Act of 1966. The local share of the project was provided by the Boston Redevelopment Authority and the City of Boston Environment Department. The study was conducted by Kathleen Kelly Broomer, architectural historian, with technical support by Allan Jagger and Jennifer Green, all consultants to the Boston Landmark Commission. Staff supervision was provided by Carol Huggins, Director of Survey and Planning, with technical support by Jim Labeck, Assistant Director of Survey and Planning.

Valuable information and support was provided by many members of the Roslindale and West Roxbury communities including: Kathy McCabe of the Roslindale Main Street Program; Mr. and Mrs. David Kunze of the Roslindale Historical Society; The Reverend Thomas Duval of the Bethlehem Lutheran Church; and, Bob Murphy and Alice Hennessey of the West Roxbury Historical Society. The author also acknowledges Peter Stott of the MDC and Greer Hardwick of the Dedham Historical Society for their assistance.

The goal of the project was to undertake an in-depth architectural and historical survey of the Roslindale and West Roxbury study area and to make recommendations for National Register listings and Boston Landmark designations. Specific goals included preparation of individual information forms for selected buildings and streetscapes of architectural or historic significance, as well as evaluation of the relative significance of each building or streetscape for which a form was prepared.



The method of recording and evaluating buildings, as explained in the Methodology section, follows the pattern established in previous phases of the Comprehensive Boston Preservation Study conducted by the Boston Landmarks Commission and begun in 1977.

The boundaries of the 1988 Roslindale and West Roxbury Study Area are shown on Map I. The study area boundaries were established using neighborhood maps from the Boston Redevelopment Authority; boundaries of BLC surveys in adjacent neighborhoods were also taken into consideration.



MAP I  
ROSLINDALE AND WEST ROXBURY  
Study Area



BOSTON, MASSACHUSETTS







## BRIEF TOPOGRAPHICAL HISTORY<sup>1</sup>

Roslindale and West Roxbury comprise the southern section of the old town of West Roxbury, annexed to Boston in 1874. Consisting primarily of hilly upland extending roughly from Allendale Street and the Arborway southwest to the Dedham line, the study area includes Forest Hills, the southernmost section of Jamaica Plain.

The area's major geological feature is the Paleozoic volcano centered roughly at the intersection of Washington and Grove Streets in West Roxbury. Roxbury puddingstone is a conglomerate based on this volcanic material. Melting of glacial ice created two kettle hole ponds, Jamaica Pond north of the study area and Muddy or Turtle Pond, the source of the Stony Brook River, to the south. Saw Mill Brook to the west of the study area drains into the Charles River, which marks Boston's southwestern boundary with Dedham.

A series of drumlins generally defines sub-areas in the study area, discussed in detail later. From Peter's Hill at the Arnold Arboretum in the east, the topography declines near Roslindale village then inclines approaching Bellevue Hill in West Roxbury, the highest point in Boston at 370 feet above sea level. To the west, the ridge at Mt. Vernon Street in the Highland section declines to the Charles River flats at the Dedham line. Lesser hills of historical interest include the old Forest Hill, location of the renowned rural cemetery; Skinner Hill, Peaks Hill, and Manthorne Hill across the northern edge of the study area; and Metropolitan Hill in the southeastern section.

Roslindale and West Roxbury were originally settled as part of Roxbury or "Rocksbury", established as a town in 1630. An area of fertile farmlands, Roxbury was sparsely settled, with only 120 dwellings by 1654. By 1706, about forty-five families had settled

---

<sup>1</sup>Sources for this section include: the Roslindale and West Roxbury booklets produced for the Boston 200 Neighborhood History Series (1975); a draft for the Roslindale booklet by David P. and Judith C. Kunze (n.d.); Cynthia Zaitzevsky's report on Jamaica Plain for the Boston Landmarks Commission (1970); and Anthony A. Veerkamp's "History of the Development of Roslindale, Massachusetts," a National Trust/Yankee Intern project for the Roslindale Main Street Program (1986).



between Jamaica Pond and Dedham, an area known as Jamaica End or Spring Street. These settlers, greatly removed from the nucleated meetinghouse settlement at John Eliot Square, petitioned for separation from the mother parish. Formal recognition came in 1711, after the settlers had built a meetinghouse on what is now Walter Street at Peter's Hill. The second, or upper, parish became known as the Second Church of Christ in Roxbury. The Walter Street Burial Ground at the Arboretum is the only evidence remaining of this first meetinghouse location.

The Second Parish constructed a larger meetinghouse further south on Centre Street, at the corner of the present Church Street, in 1773. Four years before, a third Roxbury parish had gathered near the intersection of South and Centre Streets (now Monument Square) in Jamaica Plain. Establishment of the Third Parish and construction of a centrally located meetinghouse for the Second Parish contributed to Roslindale and West Roxbury's identity as a community distinct not only from the larger town of Roxbury but from the Jamaica Plain settlement immediately north.

A major transportation route through the study area was Washington Street, also known as the Dedham Turnpike and locally as Shawmut Avenue in the mid-19th century. Washington Street was the only land route linking the Shawmut Peninsula with the mainland until the filling of the Back Bay began in the mid-19th century. A small village developed where the Dedham Turnpike met South Street, a secondary road that branched off Centre Street north of the Arboretum. This village, known historically as South Street Crossing, forms the nucleus of present-day Roslindale. Taft's Tavern, an important early civic as well as social gathering place, was built at the intersection by 1805. Poplar Street, or the road to Dorchester (the area later annexed to Hyde Park in 1868), is a circuitous secondary road from the village formally laid out in 1825.

Centre Street, part of the Dedham Post Road, provided the primary link with the Third Parish at Jamaica Plain and connected and defined two early villages at West Roxbury. Capt. Lemuel Child operated the Peacock Tavern on the westerly corner of Centre and Allandale Streets during the Revolutionary era. Continuing southeast

along the present Walter and South Streets, the post road passed the first and second meetinghouses of the Second Parish. Westerly School stood adjacent to the second meetinghouse and the tavern of Nathaniel Richards directly opposite. Large farms, Westerly Burying Ground, and the occasional stores and taverns that dotted Centre Street southwest of the second meetinghouse constituted West Roxbury Village. The post road continued over the present Spring Street, where another substantial 18th and early 19th-century settlement appeared near the crossing of Baker Street, the route to Newton.

The mid-19th century brought developments in rail transportation that would fuel Roslindale and West Roxbury's transformation from rural to suburban district later in the century. The Boston & Providence Railroad opened its main line in 1834, creating a north-south corridor through the eastern half of study area. Station stops on this route led to residential subdivisions in the vicinity of Mt. Hope and Metropolitan Hill in Roslindale after the Civil War. Of even greater impact to the development of the study area was the opening of the West Roxbury Branch in 1848, which split from the main line at Forest Hills, making stops at Roslindale village, Central (Bellevue), West Roxbury village, and Spring Street before turning south through a now-abandoned railroad bed parallel to the present Belle Avenue.

Early fringe activities in the study area also date to the mid-19th century. In 1838 the town of Roxbury annexed from Newton the Sawmill Brook area, which supported the Brook Farm Institute of Agriculture and Education, a relatively self-sufficient teaching, working, and literary community in the 1840s. Following an abrupt end to this Utopian social experiment in 1848, the farm served as a poor farm for the City of Roxbury (inc. 1846) and later as a training camp during the Civil War. Benjamin Bussey's farm was the first of several estates in the study area to be given over to institutional uses in the 19th century. At the 1842 death of the wealthy silversmith-turned-industrialist, the land was bequeathed to Harvard University with the provision that the property be used for the establishment of "a seminary for instruction in practical



agriculture, useful and ornamental gardening, [and] botany." The resulting Arnold Arboretum was established in 1872. Other significant open spaces of the period include two cemeteries: Forest Hills Cemetery (1848), a municipal rural cemetery created by the City of Roxbury; and Mt. Hope Cemetery (1852), a municipal cemetery created by the City of Boston.

The northern end of Roxbury, in addition to being the political and population center of the city, was acquiring an increasingly industrial character in the mid-19th century which was at odds with the largely rural nature of the southern end of the city. A group of citizens, led by Boston lawyer and local resident Arthur W. Austin, succeeded in establishing the separate town of West Roxbury, incorporated on May 24, 1851. It soon became evident, however, that the area comprising Forest Hills, Roslindale, and West Roxbury was subordinate to Jamaica Plain in population and therefore political influence. Early town meetings were held alternately at Taft's Tavern at South Street Crossing, the town's geographical center, and the village hall on Thomas Street in Jamaica Plain, the town's population center. By 1865, the combined population of two wards in Jamaica Plain was nearly four times the population of the balance of the town. The issue of population vs. geography was decided in 1868, when a town house was constructed at the intersection of South and Centre Streets in Jamaica Plain for "the greatest convenience of the greatest number."

Development in the southern section of West Roxbury in the third quarter of the 19th century consisted primarily of summer estates, particularly at Forest Hills, Baker Street, and Cottage (now St. Theresa) Avenue; large farms at Mt. Hope and along the northern and western rims of the study area; and middle class suburban houses on radial streets from established villages. Each of these areas was easily accessible by the Providence railroad. Residential growth resulted in the organization of two schools in 1862: the Mt. Vernon School on the site of the present Shaw School in West Roxbury, and the Florence Street School in Roslindale. Germantown, a small isolated village off Washington Street near Grove, developed concurrently as an outgrowth of the German community in East

Dedham. A school and church were constructed at Germantown by 1873. In a possibly related development, the Association of the Evangelical Lutheran Church for Works of Mercy purchased Brook Farm and established the Martin Luther Orphans Home (1872) and Gethsemane Cemetery (1873).

Among the most significant events in the study area during the period was the establishment of the Roslindale postal district in 1870. At that time, the village at South Street Crossing was renamed Roslindale, a name suggested to the citizens by John Pierce, a local landowner and Englishman by birth. Pierce remarked that South Street Crossing reminded him of the historic town of Roslin, Scotland, outside Edinburgh. Today, the boundaries of the Roslindale postal district are closely tied to the village's historic identity.

The post-Civil War years produced several large subdivisions in the study area, most notably in the Spring Street and Highland areas of West Roxbury and the Metropolitan Hill section of Roslindale. These subdivisions foreshadowed rapid transformation of the rural landscape in the last quarter of the 19th century. In addition, real estate entrepreneurs gained a major voice in local politics.

The influence of real estate developers weighed heavily in the hotly contested issue of annexation to Boston, decided on May 29, 1873. Opponents of annexation argued that the two city councilmen designated from the town of West Roxbury would undoubtedly come from the more populous and increasingly industrial Jamaica Plain section, leaving West Roxbury unrepresented. Other opponents voiced concern was that the city of Boston would relocate its "necessary but disagreeable institutions" from the crowded downtown area to the city's outer limits. This observation proved correct when city government relocated a smallpox hospital, the Boston Insane Hospital, and the Parental School for Boys to West Roxbury's former farms and estates by the 1890s. The annexation of West Roxbury to Boston took effect on January 5, 1874.

Roslindale and West Roxbury were viewed as the suburban ideal in the late 19th century, and rapid residential development was spurred by the railroad disaster at Bussey Bridge near the



Arboretum on March 14, 1887. Individuals who came to view the train wreck, the first major rail-related disaster in the United States, were reportedly so taken with the beauty of the surrounding landscape that they moved to the developing area. Later, the railroad took full advantage of its ability to boost patronage by promoting residential development near station stops. The Providence Division of the Old Colony Railroad, created by an 1888 consolidation of the Old Colony and the Boston & Providence, published a directory for those seeking to build suburban homes. The 1889 directory outlined the population and cost of building lots in the communities of Forest Hills (pop. 1000), Mt. Hope (pop. 3000), Roslindale (pop. 5000), Highland (pop. 600), and West Roxbury (pop. 1500).

Another important factor in the study area's commercial and residential growth was the establishment of streetcar lines and other transportation improvements beginning in the 1890s. Unlike the railroads, which spurred nucleated development near station stops, streetcar lines promoted linear growth, with development of land along the length of the line rather than focused at specific points. The West End Railway operated horse-drawn cars from Egleston Square to Forest Hills, where they met the horse-drawn cars of the Norfolk Suburban Street Railway continuing south on Hyde Park Avenue. Electric trolleys began running from Forest Hills to Dedham in 1896. The West Roxbury branch operated through Roslindale via Belgrade Avenue and Centre Street, with connections to Dedham at Spring and Grove Streets. Trolleys also ran down Grove Street to Germantown, and a cross-town route on Ashland Street (now Cummins Highway) connected Roslindale village to Mattapan. The Elevated extension from Dudley Station in Roxbury to Forest Hills was opened on November 22, 1909.

Rapid expansion of Roslindale and West Roxbury's street grid and residential neighborhoods was the direct result of these transportation improvements. As lot sales and house construction continued in earlier subdivisions, several new developments were laid out, notably in the South Street, Walter Street, and Beech Street vicinities in Roslindale; on the western slope of Bellevue Hill in West

Roxbury; and off Hyde Park Avenue near Forest Hills Station. With continued subdivision of summer estates and large farms came greater economic stratification and the introduction of multi-family housing to the study area. At Forest Hills near the new elevated station, for example, a number of two-family houses and triple-deckers were built on densely settled streets off Hyde Park Avenue. Woodbourne (1911-1912), also at Forest Hills, was a model garden suburb development intended as affordable single-family housing for employees of the Elevated.

Preservation of open space in the study area kept pace with residential development. West Roxbury real estate developer William Blakemore donated to the city the wooded Bellevue Hill, where a standpipe was constructed in 1888 for the metropolitan water system (the present standpipe is the second, 1916). In 1894 the Metropolitan Park Commission acquired Bellevue Hill and began land-takings for the West Roxbury Parkway, envisioned as a greenbelt connector between the Stony Brook Reservation in Hyde Park and the Boston park system. The northern end of the parkway between Weld Street and the Arboretum, slated for development by the Boston Park Commission, was still a wooded area with temporary bridle path in the late 1910s. In a development similar to the West Roxbury Parkway, the Arborway was constructed at the northern edge of the study area in the mid-1890s. Conversion of the Pierce farm and Bolles estate into campuses for the Boston Insane Hospital and Parental School, respectively, established institutional uses for those properties in the 1890s that are continued today as the State Hospital and the Veterans Administration Hospital. Finally, the Caledonian Club maintained recreational facilities on the Charles River during the same period; a running track, grandstand, and dance hall comprised the complex at Caledonian Grove in the early 20th century.

The study area was not without industry, although little evidence survives. Most significant today is the quarry at the intersection of Grove and Centre Streets, opened in 1901 as the West Roxbury Trap Rock Company. Smaller, short-lived quarries also operated on Washington Street near Grove Street and on Centre



Street near Walter Street in the 1920s. Perhaps the oldest West Roxbury industry was the Billings Sheepskin Factory at the corner of Centre and Lagrange Streets. The original leather dressing factory, later used as a die factory, was constructed in 1790 and burned in 1891. Joseph H. Billings & Co. ran a wool pulling establishment out of the building in the 1870s. Other industries supported the study area's immense cemetery acreage. The greenhouse and monument industries were particularly prevalent in Roslindale and on upper Lagrange Street in West Roxbury in the early 20th century.

Historically, the Gardner Street vicinity along the Charles River bore the greatest concentration of industrial uses in the study area. The Highland Ice Company operated at this location from the 1880s through ca. 1925, building a railroad spur into the complex from the West Roxbury station. Brick structures near the river were owned by the Town of Brookline Water Works, and a plant near the railroad spur by the Simbroco Stone Company. While parts of this area, formerly the Mary Gardner estate, had been subdivided as early as the mid-1870s, little evidence of residential development survives. Construction of the Needham Branch of the New York, New Haven & Hartford Railroad in 1906 sealed an industrial fate for this section of the study area.

The quantity of public schools and churches built during Roslindale and West Roxbury's 1890s suburban boom is matched by the number constructed during a second boom in the 1920s and early 1930s. Among the large farms subdivided during the later period was Weld farm, which yielded residential development from Centre Street in Roslindale west to Redlands Road in West Roxbury. In place of the old 1773 meetinghouse, burned in 1890 and razed in 1913, the Theodore Parker Elementary School was constructed to accommodate pupils in the burgeoning residential neighborhood to the north.

The commercial and institutional core at Roslindale village sustained its greatest growth in the first half of the 20th century. A majority of the present commercial and institutional buildings were constructed at that time, most notably the Roslindale Municipal Building (1916) and Roslindale High School (1922-1926), the first

public high school built in the study area. Building demolition and construction of mid 20th-century shopping centers have adversely affected the historic character of the former West Roxbury and Spring Street villages, where few historic commercial buildings survive.

Construction in the 1930s of the Veterans of Foreign Wars Parkway (U. S. Route 1), a high-speed bypass around Centre Street through the western section of the study area, spurred residential development that knitted together residential neighborhoods oriented toward Centre Street and the cemetery belt to the west. Conversely, the American Legion Highway in Roslindale, opened in the 1930s, suffers from haphazard development with few residential schemes intact. Most residential development since 1940 has consisted of contemporary infill construction, including notable subdivisions of Cape Cod houses such as Stimson Street in West Roxbury and Burrwood Road in Roslindale. Other contemporary suburban developments are found in the Hackensack Road vicinity on the Brookline line and on Lagrange Street among other areas. The large brick apartment block, introduced to the study area in 1928, predominated ca. 1950-1980 residential construction. A trailer park, reportedly the only one in the city, occupies the former Caledonian Grove site between the Charles River and the V. F. W. Parkway.

The most lasting effects of building demolition are evident along the route of the abandoned I-95 highway connector project through Roslindale and the Centre Street commercial corridor in West Roxbury. By contrast, Roslindale village retains a significant amount of its late 19th and early 20th-century building stock. In the 1950s, Roslindale was the retail center of southwest Boston, with department stores and specialty shops serving the immediate area as well as Jamaica Plain, Hyde Park, Dedham, and Milton. The 1968 opening of the Dedham Mall and other large shopping centers contributed to the abandonment of Roslindale village as a regional commercial center. Fortunately, the abandonment rather than redevelopment of the commercial area preserved many buildings at the village today.



The Roslindale Village Main Street program, a project sponsored by the National Trust for Historic Preservation and launched in 1975, has been key to the revitalization of the commercial area. Reactivation of commuter rail service through the study area in 1987 has contributed to an economic resurgence at Roslindale village and elsewhere.





## REVIEW OF ARCHITECTURAL STYLES AND BUILDING TYPES

Largely developed as residential suburbs of downtown Boston, Roslindale and West Roxbury are particularly strong in late 19th and early 20th-century suburban architecture. The study area displays a range of styles and residential building types, with many dwellings the product of one of two booms, in the 1880s-1890s and the 1920s-1930s. Concomitant commercial construction takes the form of neighborhood nodes and linear development along the study area's two major commercial corridors, Centre and Washington Streets. The greatest amount of intact commercial construction, however, may be found at the Roslindale village core. The growth of these suburbs in the late 19th and early 20th centuries is mirrored in the large number of churches and schools built during the period, many of architectural as well as historical significance to the community.

Generally, the earliest structures in the study area are residential buildings that predate widespread late 19th-century development. A single example of Colonial architecture survives at 266 Poplar Street (ca. 1725, ca. 1775). This outstanding Cape Cod house, remodeled during the Greek Revival period, also maintains its architectural integrity on the interior. A farmhouse at 641 Baker Street is a vernacular five-bay, center-entry, double-pile house with hipped roof of the Federal type typically seen from the 1790s through the 1830s.

The study area retains few intact examples of the Greek Revival style. The gabled farmhouse at 1 Church Street (ca. 1860) has a 5-bay facade, double-pile center-hall plan, and two-story gabled lateral wing on the west side with rectangular eave windows typical of the Greek Revival style. A well-preserved five-bay, center-entry house at 40 Orchard Hill Road (possibly by 1858) is especially noteworthy for its pedimented side gables, wide corner boards, intact entry surround, and long windows on the first floor. Gable-front versions of the style were observed at 1911 Centre Street and 11 Bexley Road. These houses have three-bay facades, side-hall plans, and long first floor windows. The Bexley Road house is notable for its pedimented gable front and corner pilasters

designed to resemble quoins.

A major example of the Gothic Revival in the study area is the entrance gate (1865) at Forest Hills Cemetery. Although few Gothic Revival buildings are extant, the influence of the style is evident in some houses. A Gothic Revival cottage at 430 Lagrange Street (ca. 1855) has been altered by siding and other additions. A later one-story, three-bay cottage at 111 St. Theresa Avenue incorporates a steeply pitched gable roof, twin interior chimneys, triangular dormers, and a band of matchboard siding beneath the eaves. The paired gable roofline typically associated with the Gothic Revival is seen on the side elevations of two gable-front farmhouses predating the Civil War, 173 Durnell Avenue, an otherwise Greek Revival farmhouse, and 64 Allandale Street, a vernacular Italianate gardener's cottage.

The study area includes several well-preserved examples of residential construction in the Italianate style. These houses are generally the result of early railroad-generated suburban development of Roslindale and West Roxbury, which began in earnest in the third quarter of the 19th century. Early houses constructed by ca. 1858 include 349 Baker Street, with a three-bay, center-entry facade and side gable roof, and the small two-bay cottage at 355 Baker with its large Italianate scroll brackets at the overdoor. The cross-gabled house with three-bay facade and center-hall plan is seen in single-pile form at 47 Florence Street and double-pile at 23 Maple Street and 4 Rutledge Street, all constructed in the third quarter of the 19th century. A small cross-gable is centered on the facade of the hipped roof dwelling at 644 South Street (ca. 1865), a puddingstone house that is unique in the study area for its period. This house is especially noteworthy for its contrasting stone window lintels, sills, and quoins, intact double-door entry, and double windows on the facade. Another significant type of Italianate house is the gable-front and wing form, with examples observed on Florence Street in Roslindale village, Poplar Street near Canterbury, and Mt. Vernon Street at West Roxbury village.



Construction of the one and one-half-story mansard cottage, however, outpaced large-scale Italianate houses in the third quarter of the 19th century. These two-bay or three-bay, center-entry cottages, many of which retain oversized scroll brackets at the overdoor, appear in notable concentrations at Park Street on Bellevue Hill, the Spring Street vicinity from Moville Street to Belle Avenue, the Prospect Avenue vicinity, and, in greater degrees of alteration, in the area immediately southwest of Roslindale village. One and one-half-story, three-bay, center-entry houses at 3 Vermont Street and 28 March Avenue are good examples of the Second Empire style, with ornamental detailing such as corner quoins and window and door hoods largely intact. Larger two and one-half-story Second Empire houses, observed on Metropolitan Avenue as well as 961 South Street and 47 Mt. Vernon Street, are less common. An enclave of Italianate and Second Empire houses from the third quarter of the 19th century survives on Yale Terrace adjacent to Forest Hills Cemetery.

Roslindale and West Roxbury's building boom from the mid-1880s through the 1890s produced a large quantity of houses, predominantly in the Stick, Queen Anne, and Colonial Revival styles, as well as a number of fine churches and other architecturally notable commercial and institutional buildings. The greatest concentration of Stick Style dwellings in the study area is located in the vicinity of Brown Avenue between Cummins Highway and Poplar Street. Intact examples of the style include 49-51 and 50 Brown Avenue, and 1 and 7 Seymour Street (all ca. 1875-1885). The Roslindale Baptist Church (1889) at Cummins Highway and Florence Street incorporates elements of both the Stick and Shingle Styles.

High-style examples of the Shingle Style and the Romanesque Revival are uncommon in the study area. The notable exceptions are the Roslindale Congregational Church (1893-1896) on Cummins Highway, an outstanding Shingle Style structure designed by Boston architect James Murray, and Engine House #30 (1898) on Centre Street, a municipal building in the Romanesque Revival style. The Romanesque style is suggested in the severe stone facades and round-arch openings of the ca.1890 and 1900 buildings of the

Theodore Parker Unitarian Church on Centre Street. A few single-family houses constructed between Baker and Lagrange Streets in the 1880s and early 1890s are vernacular interpretations of the Shingle Style. At least two houses on Temple Street near Welland Road have stone first floors or stone round-arch entry porches and shingled second floors; exterior walls of the house at 120 Perham Street are made entirely of rubblestone with attic windows recessed in curved shingled surrounds.

The study area includes several largely intact blocks with houses of asymmetrical massing in the Queen Anne or Colonial Revival styles. The best preserved collections of such houses are located on Beech Street in the vicinity of Newburg, Wenham Street at Craft Place, Stratford Street between Anawan and Clement, and Hastings and Park Streets between Centre and Montview. Hastings Street in particular is notable for its well-detailed semi-detached houses. Later blocks east of Hyde Park Avenue at Forest Hills are densely settled with two-family houses and triple-deckers in the Queen Anne and Colonial Revival styles. Intact examples of the Queen Anne single-family house include 307 Lagrange Street (1897), 16 Rutledge Street (1892), and a turreted dwelling at 26 Montclair Avenue (1895). Another turreted Queen Anne house at 67 Robin Street (1899), with balanced facade and columned porch, suggests the influence of the symmetrically massed Colonial Revival house.

A number of monumental Colonial Revival houses survive, exhibiting strict symmetry, classical ornament, and prominent entry porticos on the facades and occasionally on side elevations. Examples include 942 and 950 South Street (1892-c.1905, 1896), 2-4 Florence Street (1902), 20 Montclair Avenue (1898), three houses on Landseer Street near Lagrange (c.1901), and a re-sided house at 325 Poplar Street (1896). These houses constitute some of the most high-style residential structures in the study area. A notable feature of this house design was its use by architects and builders to give a multi-family house a single-family appearance: 20 Montclair Avenue and a later house at 132-134 Beech Street (1898) are two examples.



Several of the churches dating to this first boom period are equally important in the architectural context of the study area but less easily ascribed to a particular style. Bethlehem Evangelical Lutheran Church (1887) on Clifftondale Street is significant as a vernacular frame church, the design of which evolved from the mid-19th century schoolhouse type. Sacred Heart Church (ca. 1893), a prominent landmark at Cummins Highway and Brown Avenue, is Victorian Gothic in character and may illustrate the earliest use of yellow brick in the study area's major buildings. The design of Emmanuel Church (1893) at Stratford Street and Clement Avenue borrows from the English parish church type, and the former Roslindale Unitarian Church (1892), now St. Anna's Orthodox Church on South Street, forecasts the arrival of the bungalow form in the study area's residential sections.

In addition to the Romanesque Revival Engine House #30, other municipal and commercial buildings of the 1890s were designed in revival styles. Four Colonial Revival schools display a range of ornamental detailing, from the heavy cornices and stone entry surrounds of the Weld and Parkman schools to the scaled down classicism of the Longfellow and Baker Street schools. The Minton Block on Hyde Park Avenue is a relatively intact Renaissance Revival mixed-use building, and the Masonic Building on Belgrade Avenue at Roslindale village is the study area's first major example of the Georgian Revival style. Other noteworthy survivors are vernacular wood-frame storefront blocks at 113-115 Park Street near Centre Street and 760 South Street at Roslindale village.

The Craftsman style appeared along side and sometimes fused with the Colonial Revival in domestic construction of the early 20th century. Bungalow developments were constructed on Potomac Street and Brier Road, in addition to single bungalows at 15 Colby Road (1909) and elsewhere. A well-preserved example of the larger Craftsman house is 46 Hewlett Street (1915). Exposed rafters were a prominent feature in otherwise Colonial Revival houses during this period; one late example is the brick house at 42 Cerdan Avenue (1926). References to the Prairie style in the same period took the form of wide overhanging eaves on Colonial Revival houses.

Arts and Crafts-inspired designs appeared in the study area concurrently with the Craftsman style. Among the earliest and most detailed of the stucco, stone and half-timbered buildings is the former West Roxbury Methodist Episcopal Church (1904), now St. Matthew's Syrian Orthodox Church, on Park Street. The architect, Oscar A. Thayer, designed several similarly styled dwellings, among them 46-48 and 50-52 Guernsey Street (1909), 109 Mt. Vernon Street (1906), and 33 Pelton Street (1910). The stucco cottages of the Woodbourne garden suburb development at Forest Hills (1911-1912) are notable examples of the style. A single municipal building in the Arts and Crafts style is the former engine house (1909) at Walk Hill and Wenham Streets, since converted to apartments.

Three major buildings in the Classical Revival or Neo-Classical style were built at Roslindale village: the Municipal Building (1916) at Cummins Highway and Washington Street, the Boston Elevated Railway power substation (1911) on the opposite corner, and the Boston Edison substation (1911) on South Street. Another major building is the West Roxbury District Court House on Morton Street (1922). In residential architecture, a row of three multi-family houses with stucco pilastered facades reminiscent of Regency architecture were built at 4459, 4463, and 4467 Washington Street (1927).

A second building boom in Roslindale and West Roxbury in the 1920s and 1930s produced late Colonial Revival dwellings, as well as some of the most architecturally significant institutional buildings in the study area. Large-scale residential construction was concentrated along major and comparatively new transportation routes, such as the West Roxbury Parkway, American Legion Highway, and the neighborhood from Weld Street west to the V.F.W. Parkway. Widespread suburban infill, primarily late examples of the Colonial Revival, occurred on Bellevue Hill, on Beech Street, and surrounding Woodbourne at Forest Hills. Much of this development was in the Picturesque Tudor, Georgian Revival, and Dutch Colonial modes. Two vernacular stone houses were built by contractors during the period: one, a duplex at 2398-2400 Centre Street, and the other a single-family house at 38 Basile Street.



Many multi-family houses were constructed during this building boom, generally in the form of Colonial Revival-style triple-deckers on predominantly commercial arteries such as Washington Street and Belgrade Avenue. With their narrow dimensions, triple-deckers were also suited to infill construction, such as the single building at 75 Hewlett Street and the pocket of three triple-deckers at Durnell Avenue near Washington Street. Experimentation with the triple-decker form produced some distinctive buildings in a more functionalist style, including a four-family house with paired two-story facade porches at 22-24 Weymouth Street (1914), and the six-family houses at 1 and 7 Hastings Street (1936 & 1939) with front porches located at the outer corners of the building.

Revival styles continued to dominate construction in the study area. Large scale Georgian Revival brick buildings of the period include the apartment block at 26-30 Bellevue Street (1928) and the slightly later Parkway Manor at 4345-4341 Washington Street (1930). Roxbury Latin School (1926) designed by Perry, Shaw & Hepburn is an intact example of an institutional complex in the style. Theodore Parker School (1923) on Church Street and Morris School (1927) on Wren Street continue the use of the Colonial Revival. St. Theresa of Avila Church (1930), designed by Maginnis and Walsh, and Holy Name Church (1929-39), designed by Edward T. P. Graham, reflect the Gothic and Romanesque styles respectively. A stone Tudor Revival house at 100 Grayfield Street (1927) is particularly striking in light of the wealth of surrounding frame construction.

In spite of the preference for revival styles in the study area's residential architecture, notable modern buildings survive from the period. George Conley Elementary School on Poplar Street (1932) is an outstanding example of the Art Modern with its bands of colored brick and concrete and steel entrances. Examples of the Art Deco are found in commercial blocks at Roslindale village, particularly the Parkway Building (1927-1928) and 32-40 Corinth Street (1938).

The last fifty years have produced few buildings of architectural distinction in Roslindale and West Roxbury, although certain residential developments are typical of the period. Early 1940s subdivisions of Cape Cod houses on Burrwood Road and

Stimson Street, and garrison colonials such as those constructed on Myles Standish Road, characterize residential development in the study area. A row of twelve brick double houses on the V. F. W Parkway (1948), like the capes and garrison colonials, incorporate references to the Colonial Revival such as pedimented entry porches. Most significant architecturally are the Federal Revival Veterans' Administration Hospital on the V.F.W. Parkway (1944-45), and the Roslindale Branch Library (1960-1961) at Roslindale village, a post-modern statement in steel, plate glass, and colored tile.

Areas worthy of recognition and protection as architectural conservation and/or National Register districts, as well as individual properties meriting Boston Landmark designation and/or National Register listing, are identified in the recommendations in Section III. The recommendations also identify properties for further study.





Boston State  
Hospital

Cemetery

Forest Hills

ARNOLD  
ARBORETUM

Centre-South

Village-  
Lower  
Washington

Mount Hope

Metropolitan Hill-Beech

MAP II  
ROSLINDALE  
Notable Areas of Development



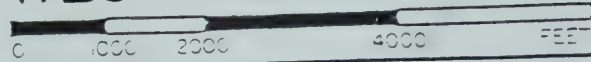
ROSLINDALE



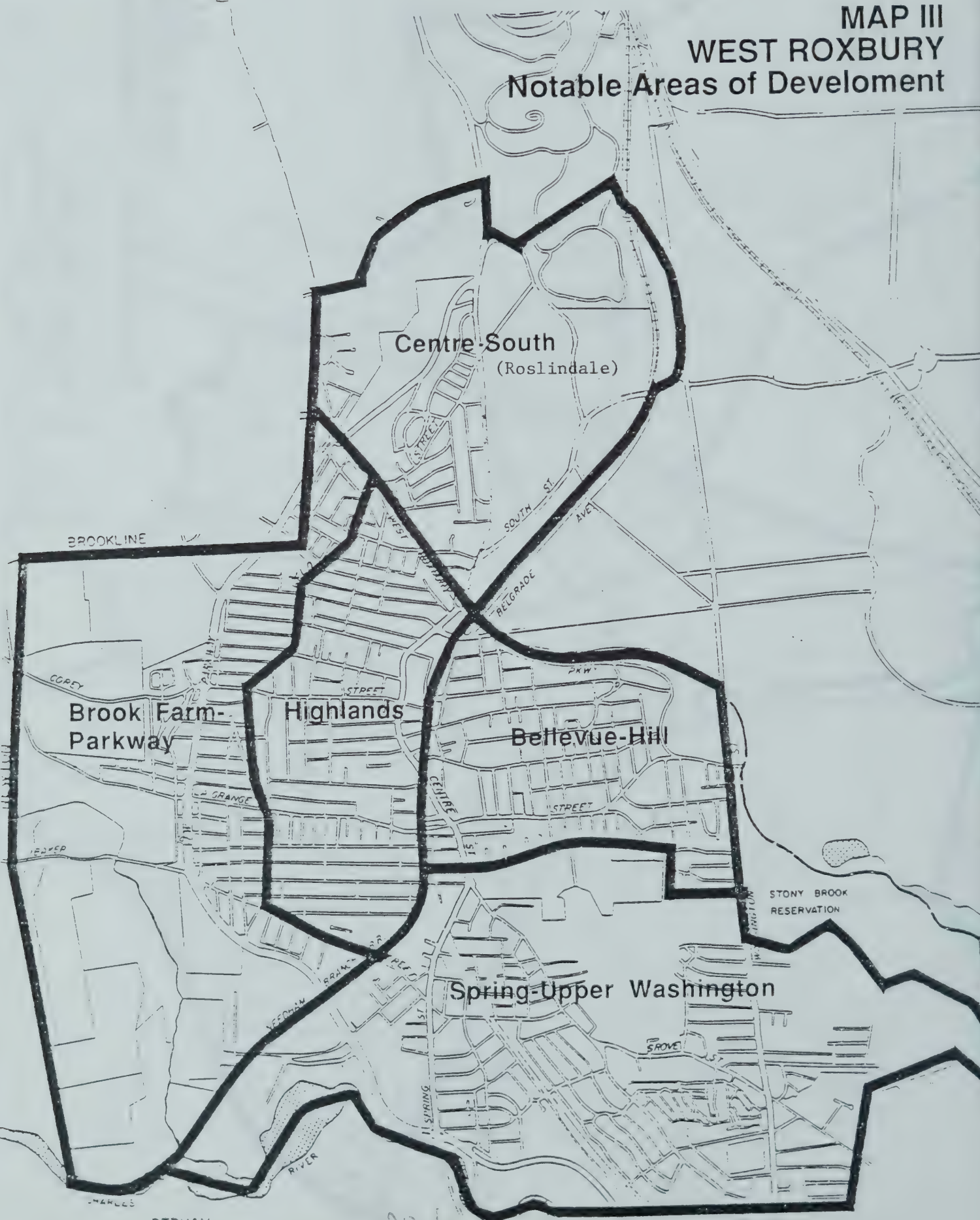




# WEST ROXBURY



## MAP III WEST ROXBURY Notable Areas of Development



## NOTABLE AREAS OF DEVELOPMENT

### Forest Hills <sup>2</sup>

The Forest Hills sub-area is bounded by the Arborway and Morton Street, Canterbury Street, Neponset Avenue, and the old Boston & Providence main line. Primary streets--Morton, Canterbury, Walk Hill, and Bourne--date from the early 19th century. Among the few extant 19th-century buildings are a pocket of Italianate and Second Empire dwellings on Yale Terrace from the third quarter of the 19th century, and a Greek Revival house at 40 Orchard Hill Road, the only survival of mid-19th century estate development. Forest Hills Cemetery (1848), the first rural cemetery in the city, provides a strong visual anchor to the northeast.

Forest Hills Square and Hyde Park Avenue, constructed parallel to the railroad tracks ca. 1870, are the focus of the sub-area's commercial activity, although buildings here have generally sustained the greatest alteration. Completion of the Elevated extension to Forest Hills in 1909 was a major impetus for construction of multi-family housing in the sub-area, particularly Queen Anne and Colonial Revival two-family dwellings and triple-deckers on streets intersecting Hyde Park Avenue. The Boston Dwelling House Company developed a large tract of semi-detached and detached houses between Wachusett and Bourne Streets in 1911-1912. Known as Woodbourne, this model garden suburb features an imaginative use of common park and playground areas.

Almost completely a residential district, Forest Hills is dominated by single-family houses from ca. 1920-1950 of Colonial Revival, Dutch Colonial, Picturesque Tudor, and contemporary suburban design. Forest Hills, St. Michael's, and Mt. Hope Cemeteries are visible from many of the streets.

---

<sup>2</sup> Discussion of this subarea is based in part on Cynthia Zaitzevsky's report on Jamaica Plain for the Boston Landmarks Commission (1970).



### Mt. Hope (Roslindale)

For the purpose of the survey, the Mt. Hope sub-area is roughly bounded by Neponset Avenue and Canterbury Street, Harvard Street, Cummins Highway, and Sycamore Street. American Legion Highway, a bypass opened in the early 1930s and dominated by mid- to late 20th-century commercial construction, bisects the sub-area from north to south.

Mt. Hope, previously known as Canterbury, generally consisted of large farms until the late 19th century. Among them was the McGonigle dairy farm, which comprised a 25-acre parcel on Canterbury Street between Paine Street and Neponset Avenue in the 1850s and 1860s. Pierce Farm north of Walk Hill Street became the site of the Boston State Hospital in the 1890s. Creation of the municipal Mt. Hope Cemetery for the City of Boston in 1852 generated residential development of primarily vernacular Italianate houses along border roads to the west; little evidence survives.

The most concentrated 19th-century suburban development lies west of Hyde Park Avenue (opened ca. 1870) and the railroad tracks, where the Boston & Providence Railroad built the Mt. Hope station on Blakemoor Street in 1884. With the exception of isolated mansard cottages such as 43 Prospect Avenue which predate surrounding development, Queen Anne and Colonial Revival single- and multi-family houses predominate in this section. Contemporary suburban infill characterizes the sub-area east of Hyde Park Avenue.

The least visually cohesive of the nine sub-areas, Mt. Hope sustained the greatest amount of building demolition in connection with the abandoned Interstate 95 connector project of the 1960s.

### Roslindale Village-lower Washington Street (Roslindale)

The Village-lower Washington Street sub-area is roughly bounded by Arboretum Road, the old Boston & Providence main line, Sycamore Street, Albano Street, the West Roxbury/Needham branch line, and Washington Street. Boundaries were drawn to encompass the commercial and institutional core at Roslindale village and



associated residential and commercial development on lower Washington Street. The sub-area is distinguished, partly by topography and partly by building use, from residential neighborhoods to the south and west.

Roslindale village is a crossroads community located at the intersection of three early routes: the Dedham Turnpike (Washington Street, 1804), South Street, and the road to Dorchester (Poplar Street, 1825). The West Roxbury Branch of the Boston & Providence Railroad (1848) passed through the village, known as South Street District and later South Street Crossing. Other cross streets in the village--Corinth, Birch, and Belgrade Avenue leading to West Roxbury--were laid out in the second half of the 19th century.

A triangular plot of land at the center of the village, bounded by Poplar, South, and Washington Streets and now known as Irving W. Adams Park, has important historical associations for Roslindale and the larger West Roxbury community. Taft's Tavern (ca. 1805) at South and Washington Streets was a social and civic meeting place, serving as a location for early town meetings in West Roxbury. Association Hall, formerly the Westerly School at Church and Centre Streets, was moved to the village ca. 1865, remodeled, and served as the original meeting hall for the nascent Baptist, Episcopal, Congregational, and Unitarian congregations of Roslindale in the late 19th century. The Roslindale Branch Library also had its first home on the park site beginning ca. 1865.

In 1870, South Street Crossing was established as a separate postal district under the name "Roslindale". Little evidence survives of commercial and institutional buildings from the period, although residential buildings from the period are extant immediately adjacent to the commercial area on lower Kittredge, Florence, Cohasset, and Birch Streets. Many have been severely altered with siding and other additions; the mansard cottage at 22 Penfield Street is a well-preserved survival.

Several buildings constructed during a local boom in the 1880s and 1890s survive. Three architecturally significant frame churches are the vernacular Bethlehem Evangelical Lutheran Church (1887) on Cliftdale Street, the Stick/Shingle Style Roslindale Baptist Church

(1889) on Cummins Highway, and the Shingle Style Roslindale Congregational Church (1893-1896), also on Cummins Highway. Another church on Cummins Highway (then Ashland Street) was the Stick Style Bethany Methodist Church (1874), which burned in the 1940s. Notable late 19th-century commercial buildings in the village include 49 Poplar Street (1891), 756 South Street (1896), and the Masonic Building at Belgrade and Birch Streets (1899), all prominently located on corner lots.

The sub-area sustained its greatest growth immediately following the opening of the Boston Elevated extension from Dudley Station to Forest Hills in 1909. In the next decade, dozens of triple-deckers were constructed on Washington Street between the station and Roslindale village. Three important Classical buildings of the period are the Boston Edison Substation on South Street, the Boston Elevated Substation (1911) on Washington Street at Cummins Highway, and the Municipal Building (1916) on the opposite corner. Buildings on the triangular lot bounded by Poplar, South, and Washington Streets were cleared by the city to make way for Adams Park (ca. 1918), dedicated in memory of the first Massachusetts man killed in World War I.

As an established commercial and institutional core, Roslindale village continued to expand during a second local building boom in the 1920s and 1930s. New commercial buildings in the Art Deco style include the Parkway Building at the corner of Washington and Poplar (1927-1928) and 32-40 Corinth Street (1938). Construction of two large schools in the sub-area, Roslindale High School on Poplar Street (1922-1926) and the second Charles Sumner School on Basile Street (ca. 1930), strengthened the village's role as a local institutional focus. Period residential infill on side streets off lower Washington Street consists primarily of two and three-family houses.

Since the 1950s there has been little sympathetic construction in the sub-area. The Roslindale Branch Library (1960) stands out as an architecturally significant building of modern design. Washington Street north of the village generally suffers from inappropriate alterations, building demolition, and modern construction, although a number of Colonial Revival-style triple deckers survive in good

condition. After a period of marked decline in the commercial area, the 1980s have been a time of rejuvenation in Roslindale village, with the rehabilitation of commercial and institutional structures and the re-opening of the Needham Branch railroad line in 1987.

### Metropolitan Hill-Beech Street (Roslindale)

Spanning the southern section of Roslindale between two railroad lines, the Metropolitan-Beech sub-area is roughly bounded by the West Roxbury/Needham branch line, Albano Street and Cummins Highway, the old Boston & Providence main line, George Wright Golf Course in Hyde Park, and the West Roxbury Parkway. Washington Street (1804) bisects the sub-area from Roslindale village to West Roxbury. Crossing Washington Street is Beech Street (ca. 1815), a primary axis through the sub-area connecting Poplar Street (1825) in Roslindale and Centre Street in West Roxbury. Walworth (formerly Bellevue) Street was laid out at the foot of a steep hill west of Washington Street by the 1870s.

The sub-area is primarily residential in nature with commercial corridors along Washington Street and Belgrade Avenue. Laid out parallel to the railroad line by the mid-1870s, Belgrade Avenue supported streetcar lines between Roslindale village and West Roxbury beginning in the 1880s. Commercial and multi-family residential development along the street, including several triple-decker clusters, dates to the late 19th/early 20th centuries.

Topography influenced the siting of many of the sub-area's older buildings. Located on a winding course between the hills east of Washington Street is the oldest house in the study area, a Colonial cape at 266 Poplar Street (ca. 1725, ca. 1775). A group of significant Stick Style dwellings (ca. 1870s-1880s) survives north of Poplar Street in the shadow of Sacred Heart Church (1893). The grade from Poplar rises sharply to Metropolitan Hill, marked by Metropolitan Avenue. This area is also known historically as Clarendon Hills, after a railroad station on the Boston & Providence main line located at the foot of the street in Hyde Park. In the 1870s the Metropolitan Land Company owned immense acreage extending across Metropolitan Hill



northeast to Poplar Street and beyond the railroad tracks to Mt. Hope. Older development in this section consists of vernacular Italianate and Second Empire houses of varying quality near the Metropolitan Avenue/Poplar Street intersection.

A paired gable farmhouse from the third quarter of the 19th century survives on Durnell (formerly Dudley) Avenue, an irregular, winding, early road through the sub-area that contrasts sharply with the grid arrangement of adjacent streets. This road, also on a hill, forms a natural boundary for mid-19th century residential construction south of Roslindale village. Notable Queen Anne and Colonial Revival houses are extant on another steep hill that crests between Cornell and Beech Streets in the vicinity of Central (later Bellevue) Station. Five large houses on Beech Street (ca. 1894-1901) dominate surrounding construction in size and scale. A smaller cluster of the same period survives at the intersection of Kittredge and Whitford Streets.

Dutch Colonial, Picturesque Tudor, and other ca. 1920s-1930s residential styles characterize development on ladder streets between Beech and the West Roxbury Parkway. Later, less visually cohesive 20th-century development is seen on the north side of the Beech-Cornell hill and the back side of Metropolitan Hill. Architecturally interesting multi-family housing in the sub-area includes a Georgian Revival apartment block at 4345-4351 Washington Street and Neo-Classical stucco houses, variants on the triple-decker form, at 4459, 4463, and 4467 Washington Street.

#### Centre Street-South Street (Roslindale)

Historically significant arteries Centre, South, and Walter Streets are the main routes through this sub-area, which is roughly bounded by Allandale Street and Bussey Street, South Street and the West Roxbury/Needham branch line, the northern end of the West Roxbury Parkway, and the Brookline border. Peter's Hill at the southern end of the Arnold Arboretum and Peaks Hill where Peak Hill Road meets Cerdan Avenue are the primary promontories.

Centre, South, and Walter Streets were important segments of 18th-century routes from Roxbury and Jamaica Plain to Dedham. Some of the earliest development in Roslindale and West Roxbury occurred in this sub-area, although Walter Street Burial Ground on Peter's Hill is the only survival. Both meetinghouses of the Second Parish of Roxbury were located here, the first (ca. 1712) next to the burying ground and the second (1773) at the present corner of Centre and Church Streets. Church Street was another early road laid out between the meetinghouse and Westerly School, which occupied the opposite corner until the early 1860s. This location was known as Central until the 1910s, when the name of the railroad station nearby was changed to Bellevue. Centre Street connected the meetinghouse location to the rest of West Roxbury, while South Street was the primary connection to Roslindale village.

Much of the sub-area's development is residential, with the exception of scattered 20th-century commercial development on Centre Street. Remnants of mid-19th century estate development survive at 64 Allandale Road, once part of the Stephen M. Allen estate, and 644 South Street, built on the Bussey estate. Large-scale subdivision of the Skinner and Bradford estates flanking Walter Street began during a local building boom in the 1880s. The resulting construction is generally Queen Anne, Colonial Revival, or Craftsman in style, with contemporary suburban infill particularly on cross streets farthest from South Street. A pocket of late 19th-century houses on Montclair Avenue contrasts sharply with the predominantly 20th-century nature of the area near Weld Street. Much of the area remained intact as the Weld farm until the 1910s.

The sub-area reflects a mix of single and multi-family housing, the latter particularly prevalent on cross streets adjacent to the South Street-Walter Street route. Gabled two-family houses and triple deckers are most frequently seen. High-style Colonial Revival single-family houses, some now converted to multi-family or institutional use, are concentrated on South Street between Walter and Centre Streets.

In institutional developments, Longfellow School (1897) was built in response to the sub-area's rapid residential growth at the end of the century. This growth is attributed in part to the people who returned to Roslindale after discovering the beauty of the area when they came to view the remains of the March 1887 railroad accident at Bussey Bridge. Near the Longfellow School, the Centre Street meetinghouse burned in 1890, forcing the Unitarian parish to relocate to another site on Corey Street in West Roxbury, where a new edifice was built. The meetinghouse was razed in 1913 and the present Theodore Parker School in West Robury was built on the site.

Most prominent of 20th-century institutional developments in the sub-area is the Holy Name Church complex on the West Roxbury Parkway in West Roxbury. The former Unitarian parsonage on Centre Street, a center-gable Italianate dwelling, served as the first building of the new Roman Catholic parish in the late 1920s. In the next decade, the church and rectory were completed with a school and convent across the parkway built in 1953. Other churches include the former Roslindale Unitarian Church on South Street near Fairview (1892, now St. Anna's), and the Episcopal Church of Our Saviour (1916).

The West Roxbury Parkway and connection to the Arboretum remained open wooded land into the 1920s. At that time, two quarries operated on Centre near Walter. Completion of the West Roxbury Parkway and construction of the V. F. W. Parkway generated 1930s-1940s residential development in the Weld Street vicinity.

### Highland (West Robury)

Bounded by the West Roxbury Parkway, the West Roxbury/Needham branch railroad, Baker Street, and Vermont, Dwinnell, and Weld Streets, the Highland sub-area comprises the greatest concentration of 19th and early 20th-century residential development west of Centre Street. Baker Street was an early road from Spring Street village to Newton. Weld Street was the Jamaica Plain to Newton connection, skirting large farms to Corey Street, to



Brook Farm Road, then to Baker Street on to Newton. Corey, Baker, and Lagrange Streets defined farms and subdivisions.

A large part of the Highland sub-area occupies a ridge that drops sharply to the southwest from Mt. Vernon Street and to the west from Dwinnell Street. Among the early farms at Highland was that of William Keith, who raised fruit and grass on his property roughly bounded by Centre, Willow, Weld, and Corey Streets. Keith resided on Corey Street near Centre, directly across from the house of Ebenezer Corey, a wheelwright and deacon of the Second Church.

Farms, houses, and commercial and institutional buildings on Centre Street comprised West Roxbury village. Opening of the West Roxbury branch (1848) of the Boston & Providence Railroad spurred the growth of the village. Two stops were established, one east of Centre Street at Corey and another west of Centre Street at Lagrange. A second transportation improvement occurred in 1856, when the first horse-drawn streetcar line came out to West Roxbury from Dudley Street in Roxbury. While little evidence of Centre Street development survives, large Italianate houses on cross streets like Mt. Vernon and Maple reflect early commuter-related suburban settlement.

Large-scale development of the Keith and other properties did not occur until the 1880s and 1890s. In that period, Park and Hastings Street were laid out from Centre and developed with high-style Queen Anne and Colonial Revival houses. Hastings Street is particularly noteworthy for its semi-detached houses. Members of the locally prominent Whittemore family, who owned several parcels at Highland in the late 19th century, were responsible for some construction on Hastings Street as well as the complete single-family development of Whittemore Street between Montview and Crest. Ruskin and Pomfret Streets also display high-style single-family dwellings from the 1890s, some properties developed by Jason S. Bailey, whose large estate remained at the corner of Corey and Grayfield Streets until the early 20th century. Later development centered on the Mt. Vernon-Montview intersection produced notable early 20th-century houses in the Colonial Revival, Craftsman, and Tudor styles.

Flanking the area between Mt. Vernon and Willow Streets are two residential developments of a different character. Temple & Perham were selling lots in their subdivision between Lagrange and Baker Streets after the Civil War. Despite a few significant stone and shingle houses on Temple and Perham Streets from the late 1890s, much of the area is 20th-century in nature, with post-war construction on dead-end streets off Lagrange. Some examples of the gambrel roof Colonial Revival survive. The opposite end of the sub-area east of Willow Street remained intact as part of the Weld farm until the 1910s, when the area was subdivided for development by George Schimer among others. This section, one of the most intact early 20th-century residential developments in the study area, displays Craftsman, Colonial Revival, and Dutch Colonial designs on bungalows, larger single-family houses, and two-family houses.

The appearance of the Centre Street commercial corridor has changed dramatically since ca. 1940 and constitutes the least visually cohesive section of Highland. The route displays spotty historical resources as shopping centers and other recent construction have replaced frame storefronts. Two good intact examples of frame commercial buildings survive between Centre Street and Highland Station at 113-115 Park Street and 120-120 1/2 Park Street. The sub-area retains several intact institutional buildings of importance to the larger community, including Theodore Parker Unitarian Church (the third home of the old Second Parish of Roxbury, 1890 and 1900), Engine House #30 (1898), and the West Roxbury Branch Library (1922).

### Bellevue Hill (West Roxbury)

For the purpose of the survey, the Bellevue Hill sub-area is bounded by the West Roxbury Parkway, Washington Street, St. Theresa Avenue and Willet Street, and the West Roxbury/Needham branch line. The sub-area is almost entirely residential with the exception of scattered churches and a segment of the larger Centre Street commercial corridor crossing Lagrange Street. Park, Bellevue, and Lagrange Streets run from Centre Street to Bellevue (formerly

Muddy Pond) Hill, a wooded area and the highest summit in Boston. Secondary routes and cross streets were generally laid out as part of 19th and 20th-century subdivisions. Development in the sub-area is distinguished from the rocky outcroppings beyond St. Theresa Avenue to the west.

The earliest historic resource in the sub-area, Westerly Burial Ground on Centre Street near Lagrange, listed on the National Register of Historic Places, may date to ca. 1683. Prominent figures in the early history of West Roxbury are buried at the ground, including James and Miriam Draper, Richard Billings, and members of the Corey, Colburn, Whiting, and Chapin families. This ground, which predates the formation of the Second Church of Roxbury (ca. 1712), is historically significant as evidence of 17th-century settlement at West Roxbury.

The intersection of Centre and Lagrange Streets was the location of the Billings factory. Benjamin Billings, a leather-dresser and breeches maker, built a factory in 1790 that burned in 1891. In the 1870s, the factory was owned by Joseph H. Billings, who operated a wool-pulling establishment with C. G. Mackintosh. Three houses were built on Lagrange Street across from the factory by the 1850s; only one, an altered Gothic Revival cottage at 430 Lagrange Street, survives.

As early as the 1820s, Bellevue Street, formerly Lyon Street, was the primary axis from Centre Street to Bellevue Hill. According to Francis Drake's history of the town of Roxbury (1878), early farms along the street were owned by members of the Richards and Lyon families, and were apparently concentrated at the base of the hill's long western slope near what is now Rutledge Street. Extant mid-century construction includes a cluster of mansard cottages on Park Street near Pelton Street, as well as Italianate houses on Rutledge Street near Park. In addition, an Italianate farmhouse survives at 91 Anawan Street, midway between the Central and Highland railroad stations on the West Roxbury branch line.

The lower end of Bellevue Hill's western slope, particularly along Rutledge, Stratford, and Maxfield Streets, displays the greatest concentration of late 19th-century suburban construction in the sub-







area. Most of the houses are either shingled or clapboarded buildings in the Queen Anne and Colonial Revival styles. Some houses, such as 67 Robin Street, were constructed near the top of the hill to take advantage of the view to the west.

William Blakemore, a local real estate agent active in residential development of Bellevue Hill, owned considerable acreage near the crest of the hill in the 1880s and 1890s. Blakemore reportedly donated the wooded hill to the City of Boston; a Shingle style standpipe was constructed there in 1888 as part of the metropolitan Boston water system. The hill was acquired by the Metropolitan Parks Commission in 1894, the same year that land-takings began for construction of the West Roxbury Parkway.

Envisioned as a greenbelt connector between the Stony Brook Reservation in Hyde Park and the Boston park system, the West Roxbury Parkway was the first landscaped parkway in this part of the Metropolitan Parks district. While border roads on both the West Roxbury and Roslindale sides display a range of 1920s-1930s houses in revival styles, the different topography of the east and west sides resulted in two distinct street patterns flanking the parkway. On the Roslindale side, a street grid ties the border road into older development to the west; on the West Roxbury side, long roads parallel to the parkway carry residential development up Bellevue Hill.

Most of the sub-area's 20th-century development is located between Bellevue Street and St. Theresa Avenue. A range of early 20th-century suburban styles and types are present, particularly the Dutch Colonial Revival, Picturesque Tudor, garrison colonials, and Craftsman-inspired vernacular construction. At the south end of the sub-area is "Birdtown", where several roads are named after bird species. Scattered development characterized this section until the 1930s. Short streets laid out on former estates between Lagrange and St. Theresa Avenue (ca. 1925-1950) display predominantly Colonial Revival houses in forms typical of the period.

The Bellevue Hill sub-area incorporates five churches, four of architectural and historical significance. Construction of the former West Roxbury M. E. Church (1904, now St. Matthew's) on Park Street,



and Emmanuel Church (1893) and Stratford Street United Church (1907) on Stratford Street, reflects the residential growth of Bellevue Hill at the turn of the 20th century. St. Theresa of Avila Church (1930) at St. Theresa (formerly Cottage) Avenue, designed by Maginnis & Walsh, is a prominent landmark on the Centre Street commercial corridor.

### Spring Street-Upper Washington Street (West Roxbury)

The boundaries of the Spring Street-upper Washington sub-area--St. Theresa Avenue and Willet Street, Stony Brook Reservation, the Dedham town line and the Charles River, and the Needham Branch railroad line--encompass a range of land uses, building types, and architectural styles. Comprising the 19th-century villages of Spring Street and Germantown, the sub-area also includes the greatest concentration of contemporary suburban development in the study area. Washington Street and Spring Street, the two heavily traveled commercial corridors through the sub-area, historically defined development. The streets themselves have sustained significant building demolition and reconstruction.

Spring Street-upper Washington has historically been a section of mixed land use in West Roxbury. In the mid-19th century, large farms and estates rimmed the sub-area at Cottage Avenue (now St. Theresa Avenue) and along the Charles River. Spring Street, a pre-railroad village at the intersection of Baker Street, experienced accelerated growth following construction of the West Roxbury branch line (1848). At Grove and Washington Streets, a community later known as Germantown developed, apparently in conjunction with neighboring East Dedham. Although a presence in West Roxbury from the mid-19th century, Germantown's greatest growth followed the opening of a streetcar line down Grove Street in the 1890s.

The sub-area also hosts major Boston institutions on sprawling campuses, most notably the Veterans Administration Hospital and Roxbury Latin School. In 1892, the City of Boston purchased the 28-acre Spring Street estate of Matthew Bolles as a site for relocating the

city's Parental School for truants. A stable from the Bolles estate survives on the Veterans of Foreign Wars Parkway. The parental school campus served successively as a U. S. army hospital in World War I and as a hospital for disabled war veterans until 1928. Demolition of the vacant buildings as part of a W. P. A. project in 1939 prompted then-Mayor Tobin to propose development of the site for "better-class homes." The present hospital was built in 1944-45. Roxbury Latin School relocated from Roxbury to the Richard Codman estate on Cottage Avenue (St. Theresa Avenue) in 1922. The school's playing fields and Georgian Revival complex, designed by Perry, Shaw & Hepburn, are adjacent to rocky outcroppings to the south that constitute one of the largest tracts of undeveloped land in the study area. On a somewhat smaller property is the Altemheim House, a stucco nursing home (1914) at 2222 Centre Street designed in the Craftsman style and built for the German Ladies Aid Society of Boston.

With the exception of the construction of the now-abandoned West Roxbury branch railroad line (1848) that bisects the sub-area, the industrial potential of this lower section of West Roxbury was not tapped until the late 19th century. Highland Ice Company operated from the 1880s through the 1920s at the end of Gardner Street near Cow Island Pond. The Needham branch railroad line (1906) follows the path of a railroad spur built for the company in the 1880s; Simbroco Stone Company and Edison Electric constructed buildings flanking the branch line after World War I. In 1901, the West Roxbury Trap Rock Company began quarrying the Grove Street site, the location of the famed Paleozoic volcano to which is attributed the creation of Roxbury puddingstone. The large frame stone crusher on Grove Street is the most significant industrial structure in the study area. Building permits suggest that a lager bottling business operated out of the small brick building at 5224 Washington Street near Grove in the early 1880s.

Residential development in the Spring Street-upper Washington sub-area is primarily mid-20th century in nature with dispersed examples of intact 19th-century construction. Pairs and clusters of mansard cottages survive on Merville and Gould Streets,

vestiges of the vast subdivisions projected from Spring Street south to the Charles River by the West Roxbury Land Co. in the second half of the 19th century. A row of four mansard cottages are extant on Belle Avenue, where the company platted and sold lots facing the West Roxbury branch railroad. Farmhouses at 14 Billings Street, 2459 Centre Street, and 32 Rockland Street recall the rural nature of this section in the 19th century. Also significant is the second Baker Street School (1899), a two-story Classical Revival structure, perhaps the best preserved remnant of the 19th-century Spring Street community.

One curious early 20th-century residential development is the Grove, a wooded area bounded by Centre, Grove, and Stimson Streets. The vernacular, generally frame houses were constructed in the 1910s and early 1920s, many originally intended as temporary structures for a camp of undetermined nature. With its secluded setting and winding unpaved roads the Grove is an anomaly in the suburban development of Boston; it contrasts with a subdivision of 1940s capes nearby, on Centre and Stimson Streets, and Bryant Road.

Another unique residential development is the Boston Trailer Park between the V.F.W. Parkway and the Charles River. Reportedly the only trailer park in the city, the park occupies the former site of Caledonian Grove, an important recreation area in West Roxbury in the late 19th and early 20th centuries.

#### Brook Farm-Parkway (West Robury)

The Brook Farm-Parkway sub-area is roughly bounded by the city boundaries with Brookline, Newton, and Dedham (at the Charles River), the Needham branch railroad line, and residential side streets east of the Veterans of Foreign Wars Parkway. Land along the Newton boundary was annexed by the town of Roxbury in 1838. Prior to construction of the V.F.W. Parkway in the 1930s, the primary route through the sub-area was Weld Street, which followed the present Weld Street to Corey Street to Brook Farm Road to Baker Street. Major cross streets through the sub-area--Baker, Lagrange, and Corey (formerly Arnold) Streets--date to the early 19th century.



Farmlands characterized much of the sub-area through the mid-19th century. Best known is a former dairy farm of approximately 200 acres on Baker Street that became the site in 1841 of the Brook Farm utopian experiment, a cooperative teaching, working, and literary community. A series of debilitating incidents, including destruction by fire of a large dormitory building under construction in 1846 and a smallpox epidemic that struck 30 farmers, contributed to the demise of Brook Farm in 1848.

Beginning in 1849, Brook Farm served in succession as a poor farm for the city of Roxbury (inc. 1846), a Civil War camp, where the Second Regiment of the Massachusetts Infantry trained, and briefly as a summer boarding establishment. The Association of the Evangelical Lutheran Church for Works of Mercy (formed 1871) opened the Martin Luther Orphans Home (1872) and Gethsemane Cemetery (1873) on the property.

Establishment of Gethsemane Cemetery spurred the creation of a cemetery green belt along the western edge of the sub-area, which grew to the present four cemeteries--Gethsemane, St. Joseph's, Mt. Benedict, and Mt. Lebanon--by the early 1920s. The latest to be established, Mt. Lebanon on Baker Street, is a Jewish cemetery that retains about two dozen brick chapels (ca. 1928-1950) noteworthy for the variety of their architectural detailing. Construction of the Needham branch railroad in 1906 thwarted attempts to develop 19th-century estates in the lower half of the sub-area with residential construction. A municipal land fill and the West Roxbury High School (c.1985) now occupy this section next to the railroad line.

The sub-area encompasses a concentration of West Roxbury's mid-20th century residential development, generated by construction of the V.F.W. Parkway. Ladder streets east of the parkway were developed, primarily in the 1930s and 1940s, with single and two-family houses in Picturesque Tudor, late Colonial Revival, and contemporary suburban styles. Post-war development is represented by brick double-houses and apartment complexes built directly on the highway.

Recent developments of significance to the historical integrity of the sub-area include an increase in commercial construction on the V.F.W. Parkway (part of Rt. 1 South), and acquisition of Brook Farm by the Metropolitan District Commission for conservation, scenic, and passive recreational purposes.





## II. METHODOLOGY

### GENERAL PROCEDURES

The Roslindale and West Roxbury Preservation Study consisted of three procedures: field survey, documentary research, and evaluation. The field survey of all properties was conducted on foot except in areas of conventional two and three-family housing and residential areas developed after World War II. Approximately 12,600 structures were visually surveyed. The survey area is approximately 9.6 square miles. In addition, the style, material, and type of each building were recorded on a 200-scale, figure 5 photogrammetric base map. The key to this map can be found in Appendix II. The second procedure involved documentary research using Boston archives, libraries, Suffolk County deeds, and relevant repositories, to investigate primary and secondary sources. The third procedure, evaluation of the entire survey, resulted in recommendations for preservation activity.

Given the considerable number of structures within the study area, the decision was made to record buildings or areas of particular historic and/or architectural significance using the standard Boston Landmarks Commission Building Information form (Appendix I). Approximately 198 information forms were completed. Buildings selected for inclusion in these forms were identified by black dots on a 400-scale map with accompanying notations of inventory form numbers.

The Roslindale and West Roxbury study area was divided into the following sub-areas determined primarily by historic research and topographical divisions: Forest Hills, Mt. Hope, Roslindale Village-lower Washington Street, Metropolitan Hill-Beech Street, Centre Street-South Street, Highland, Bellevue Hill, Spring Street-upper Washington Street, and Brook Farm-Parkway (see Maps II & III).

## RECORDING AND EVALUATION

Individual Properties -- Building Information Forms were completed for 159 individual properties, using the following criteria in the selection process:

1. Uniqueness in the study area.
2. Good examples of an architectural style and/or type.
3. Association with important national or local events or personalities.
4. Prominent visual landmarks.

In addition, in some areas of mixed historic and contemporary development, buildings were selected that best represented the historic development pattern.

Streetscapes -- Street Information Forms were completed for 39 streets meeting the following criteria:

1. Significant buildings in close proximity, usually early streets with a long development history.
2. Visual unity, often achieved when streets were developed over a short period of time and have remained relatively unchanged.

Districts were evaluated on the basis of the distinctiveness of individual buildings and cohesiveness of the streetscape. Whenever possible, buildings were grouped into National Register districts rather singled out for individual listing.

## RESEARCH PROCEDURE

Research focused on determining date or date range, architect and builder, original property owners, and original appearance of buildings recorded on individual forms, as well as sequence of neighborhood development, and street development patterns. The investigation procedure included the following:

1. Field observation and description.
2. Examination of building permits.
3. Examination of maps and atlases using the collections at the Boston Public Library, the Bostonian Society, and the Massachusetts State Library.
4. Examination of Brookline (1868-1873) and Boston (post-1873) directories, West Roxbury town records, and local histories such as Drake's The Town of Roxbury: Its Memorable Persons and Places (1878).
5. Examination of the Boston architects file and other architect directories at the Boston Public Library Fine Arts Department.
6. Examination of photographs and views in the collections of the Society for the Preservation of New England Antiquities and the Bostonian Society.
7. Examination of primary and secondary sources in the collections of the Chancery Archives (Archdiocese of Boston), the Unitarian Universalist Archives, and the Archives of the Episcopal Diocese of Massachusetts.
8. Examination of the Parkway Transcript, a local newspaper, and "Roslindale and West Roxbury--Residential Suburbs," a souvenir edition of the West Roxbury/Roslindale News (Dec. 24, 1904).
9. In a very few cases, research at the Suffolk County Registry of Deeds for plot plans.



Photography -- Photographs were taken for all buildings with individual forms as well as representative buildings included in streetscapes. In addition, a slide file of significant Roslindale and West Roxbury buildings was completed for use in presentations.

Information Organization -- The 100-scale map (Building Style/Material/Type) and copies of all building information and street information forms will be kept on file at the offices of the Boston Landmarks Commission and will be available for consultation. Building information forms are organized in a loose-leaf notebook and are arranged alphabetically by street. These forms are numbered using a system adopted for all survey and inventory purposes in Boston (Appendix III). Duplicate building information forms will be on file at the Massachusetts Historical Commission, the Boston Public Library Fine Arts Department, the Bostonian Society, the library of the Society for the Preservation of New England Antiquities, and the Roslindale and West Roxbury branch libraries.

Inventoried buildings were evaluated as to relative architectural and historical importance using the six-category system outlined in the following section.

BOSTON LANDMARKS COMMISSION  
EVALUATION OF SIGNIFICANCE SYSTEM  
with Criteria and Explanation of Groupings

I. Highest Significance

Buildings in Group I are considered to have national significance

- as buildings associated with Boston history, particularly the Colonial and Revolutionary War periods,
- as nationally known examples of the work of Boston architects, or
- as examples of particular building styles or types which became prototypes for similar buildings throughout the nation or which are rare prototypes throughout the nation.

All buildings in this category merit designation as Boston Landmarks and as individual listings in the National Register of Historic Places, and in the State Register of Historic Places. Designation as a Boston Landmark involves protection against demolition and involves design review of proposed exterior alterations. Outstanding interior spaces can also be specially designated as Landmarks. Listing in the National Register provides more limited protection against demolition or adverse impact from Federal action and allows owners to take advantage of Federal income tax incentives for rehabilitation. Listing in the State Register provides buildings with similar protections from State action, but carries no incentives.

II. Major Significance

Buildings in this category are considered to have highest significance to the City of Boston, the Commonwealth and the New England region

- as the city's most outstanding examples of their style or building type, distinguished for high architectural quality and high degree of intactness,
- as early or rare examples of the use of a particular style or building technology in Boston,
- as the best examples of the work of major Boston architects,
- as buildings outstanding in their setting, with particular urban design value, or
- as buildings of the highest regional or local historical significance.

Although often less well known than buildings in Group I, these buildings are considered to meet the criteria for designation as Boston Landmarks, as well as being potentially eligible for individual listing in the National Register of Historic Places and the State Register of Historic Places. Designation as a Boston Landmark involves protection against demolition and involves design review of proposed exterior alterations. Outstanding interior spaces can also be specially designated as Landmarks. Listing in the National Register provides more limited protection against demolition or adverse impact from Federal action and allows owners to take advantage of Federal income tax incentives for rehabilitation. Listing in the State Register provides buildings with similar protections from State action, but carries no incentives.

### III. Significant

All buildings in Group III are considered to be of significance to the City of Boston

- as fine examples of the work of Boston architects,
- as buildings that make an important contribution to the character of a street or area,



- as buildings with strong historical associations with major Boston industries, organizations, institutions, or events, or
- as fine examples of a particular style or building type.

There are a large number of building in this group. Some meet the criteria for designation as Boston Landmarks, and these have been subcategorized as Group III, Further Study. If finding after further study that buildings are significant to the Commonwealth or the New England region as well as to the City of Boston, they may be designated as Landmarks.

All buildings in Group III are considered eligible for individual or district listing in the National Register of Historic Places and as such would also be eligible for listing in the State Register of Historic Places. Listing in the National Register provides all Group III buildings with limited protection against demolition or adverse impact as the result of Federal action and allows owners to take advantage of Federal income tax incentives for rehabilitation. Listing in the State Register provides buildings with similar protections from state action, but carries no incentives.

#### IV. Notable

Buildings in Group IV are considered important to the character of their particular street, neighborhood, or area

- as integral parts of a visually cohesive streetscape or integral elements within a district,
- as buildings with some individual architectural distinction, whether because of their materials, craftsmanship, or detailing,
- as the best examples in their area of a particular style or building type,
- as buildings with some local significance.

Buildings in Group IV are not considered significant enough to be designated as Boston Landmarks or to be listed individually in the National Register of Historic Places or the State Register of Historic Places. If a building is located within a National Register district, the building owner is allowed to take advantage of Federal tax incentives for rehabilitation. The property is protected from adverse impacts as a result of Federal or state action through an environmental review process.

#### V. Minor

Buildings in Group V are of little architectural or historical interest but may be considered to make a minor contribution to the streetscape

- as buildings that are compatible with surrounding structures in scale, style, materials, or fenestration patterns, or
- as buildings with some architectural interest or integrity.

Buildings in Group V are not considered eligible for designation as Boston Landmarks or for individual listing on the National Register of Historic Places. If a building falls within a National Register district and the building is considered to have enough integrity and relate sufficiently to the significance themes of the nominated district, the building owner is allowed to take advantage of Federal tax incentives for rehabilitation. The property is protected from adverse impacts as a result of Federal or state action through an environmental review process.

#### VI. Noncontributing

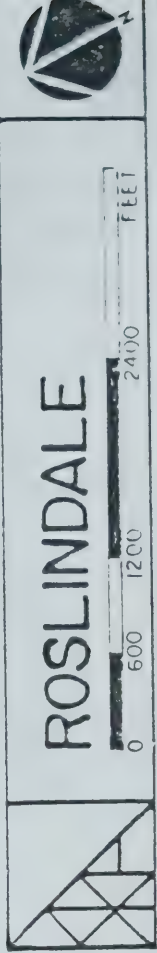
Buildings in Group VI are considered to be visual intrusions, incompatible with the surrounding urban fabric. If these buildings are located within National Register districts, they can be exempted from tax penalties for demolition and they are not eligible for tax incentives for rehabilitation.

KEY TO RECOMMENDATIONS

- ★ National Register & Boston Landmark
- ▲ National Register
- Further Study



MAP IV  
ROSLINDALE  
Recommendations



ROSLINDALE



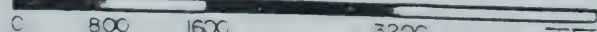
# MAP IVa FOREST HILLS Recommendations

## KEY TO RECOMMENDATIONS

- ★ Nat'l Register/Boston Landmark
- ▲ National Register



JAMAICA PLAIN





# WEST ROXBURY

0 1000 2000 4000 FEET



## MAP V WEST ROXBURY Recommendations

### KEY TO RECOMMENDATIONS

- ★ National Register & Boston Landmark
- ▲ National Register
- Further Study





### III. RECOMMENDATIONS

As outlined in the Methodology section, the buildings in the study area were evaluated for their architectural and historical significance. Recommendations based on this evaluation follow. Recommended activities include listing of individual buildings or districts in the National Register of Historic Places and designation of Landmarks or Architectural Conservation Districts by the Boston Landmarks Commission.

Four properties in the study area have already achieved official recognition on the local, state, or national level. Brook Farm, a National Historic Landmark (1965), was also designated a Boston Landmark in 1977. Theodore Parker Unitarian Church was designated a Boston Landmark in 1985. Westerly Burial Ground, was listed on the National Register in 1986. In addition, the Arnold Arboretum, the southern portion of which is included in the study area, is a National Historic Landmark (1966).

DISTRICTS (shown on Map IV, IVa & V)

Districts meeting criteria for National Register listing and designation as Architectural Conservation Districts

Woodbourne District (Forest Hills, Map IVa #1)

90-98 (even) Florian Street; 19, 21, 25, and 30-84 (even)  
Southbourne Road; 288, 296, 302 Wachusett Street  
Map 12-13N/7E

Woodbourne, Boston's first successful garden suburb project, qualifies as an intact group of detached and semi-detached houses and cottages arranged around landscaped common areas. Located near the Elevated extension at Forest Hills (opened 1909), Woodbourne was envisioned as affordable housing for employees of the Boston Elevated Railway Company and their families. The Boston Dwelling House Company developed the 30-acre site in 1911-1912.



The present houses comprise only a fraction of the original development, much of which was never realized. Of four groups of houses constructed, only one - six three-story stucco apartment buildings on Hyde Park Avenue - has been demolished. All of the single-family homes original to the development are extant. Designed by Kilham & Hopkins and Allen & Collens, the stucco cottages and brick detached and semi-detached houses constitute the best-preserved collection of Arts & Crafts style architecture in the study area, and possibly in the City of Boston.

An important design feature is the symmetrical arrangement of houses around grassy parks or small common yards. Ten stucco cottages (#90, 94, 96, and 98 Florian; #288, 296, and 302 Wachusett; #19, 21, and 25 Southbourne) fill a lozenge-shaped site at the southwestern corner of the development. Two adjacent groups of brick detached and semi-detached houses (#30 to 52 and #54 to 76) are arranged around separate grassy courtyards on Southbourne Road. At the eastern end of the development on Southbourne Road is a smaller stucco group of two cottages (#78 and 84) and semi-detached houses (#80 and #82) enclosing a grassy courtyard.

Yale Terrace District (Forest Hills, Map IVa #2)

16-18 to 60 (even), 21-45 (odd) Yale Terrace

Map 14N/8E

Located in an elevated wooded area above Morton Street, Yale Terrace is a residential enclave of architecturally significant dwellings dating primarily to the third quarter of the 19th century. The 1848 opening of the rural cemetery at Forest Hills apparently catalyzed picturesque development of the adjacent Yale, formerly Union Terrace.

The winding street, which begins at Morton Street, includes houses and associated outbuildings in the Second Empire and Italianate styles. A 2 1/2-story double-house overlooking Morton Street at #16-18 has the appearance of being two frame rowhouses. The 2-story mansard at #39 has a bracketed barn, and the 1 1/2-story mansard with 5-bay facade, center entry, and bracketed cornice at #45 has a center-gable carriage house. A large bracketed Italianate house with 2-story bay window survives at #60, located just north of the intersection with Forest Hills Avenue near the cemetery gates. Limited vernacular infill ranges from the 1890s to 1964.

Stratford Street District (West Roxbury, Map V, #1)

20-80 (even) and 21-77 (odd) Stratford Street

Map 11-12N/4E

This intact row of architect-designed single-family homes (1892 to ca. 1910) is noteworthy for its uniformity of scale and degree of preservation. The houses illustrate the suburban growth of West Roxbury at the turn of the 20th century. Unlike surrounding blocks, however, this segment of Stratford Street was developed over a relatively short period of time, with high-style and vernacular examples of Colonial Revival houses extant.

The street's residents were primarily white-collar professionals who commuted to downtown Boston. Highland railroad station is located at the foot of the street. Another major impetus for development of Stratford and other late 19th-century streets on Bellevue Hill was the creation of the West Roxbury Parkway to the northeast beginning in 1894.

Emmanuel Church at the corner of Clement Ave. (1893) and Stratford Street United Church at the corner of Anawan St. (ca. 1907) anchor the ends of the block, and are compatible with surrounding residential construction in scale. The Rev. H. G. Wood executed the design for Emmanuel in the English parish church mode, and J. Lawrence Berry designed the stucco and half-timbered parish house addition. Both architects are known for their ecclesiastical work in greater Boston. Stained glass windows at Emmanuel are by Charles Connick of Boston.

Districts meeting criteria for National Register listing only

Roslindale Village District (Roslindale, Map IV, #1)

2-14 Belgrade Avenue, 14-22 (even) Birch Street, 2-50 (even) and 1-49 (odd) Corinth Street, 6 Cummins Highway, 1-49 (odd) Poplar Street, 707-749 (odd) and 732-760 (even) South Street, 4196-4262 (even) Washington Street, Adams Park

Map 12N/6E

This district at the center of Roslindale village comprises the historic commercial and institutional core of Roslindale. Four major routes through Roslindale--South, Washington, and Poplar Streets and Cummins Highway (formerly Ashland Street)--converge at Irving W. Adams Park (ca. 1918), the focal point of the commercial area. The district takes in major buildings on Washington Street such as the MBTA Substation (1911), the Roslindale Municipal Building (1916), and the Roslindale Branch Library (1960-1961), in addition to freestanding and detached commercial blocks on cross streets. The commercial district is distinguished from primarily residential development to the north and west, and less visually cohesive commercial and mixed-use development to the east and southeast on Washington Street, to the northwest on Belgrade Avenue, and to the south on Cummins Highway.



Notable commercial buildings in the district include three prominently located blocks from the 1890s: 49 Poplar (1891), 756 South (1896), and the Georgian Revival Masonic Building at Birch and Belgrade (1899). Much of the district is characterized by 20th-century construction. In addition to the Washington Street buildings mentioned above, architecturally significant and character-defining buildings in the village include Classical Revival brick blocks such as 2-8 Corinth Street (ca. 1914-1924) and 47-49 Corinth Street (1905), and Art Deco brick and cast stone buildings such as the Parkway Building at Washington and Poplar Streets (1927-1928), 32-40 Corinth Street (1938) and 725 South Street (1944).

While the boundaries of the district have been drawn to encompass the greatest intact commercial development, expansion onto residential streets south of the district--lower Kittredge, Poplar, and Florence--should be considered. Further research is needed to determine the historic and architectural integrity of those areas. Institutional buildings that would be added if district boundaries were expanded beyond the immediate commercial area are Roslindale Baptist Church (1889) and Roslindale Congregational Church (1893-1896) on Cummins Highway, the former Roslindale High School (1922-1926) on Poplar Street, and Charles Sumner School (1931) on Basile Street.

#### Corey Street District (West Roxbury, Map V, #2)

1851, 1869-1881, and 1883-1889 Centre Street; 88-244 (even) and 125-225 (odd) Corey Street; 7-11 (odd) and 10-18 (even) Corey Terrace; 30-90 (even) and 31-79 (odd) Hastings Street; 2-4 and 5-7 Henshaw Terrace; 12-60 (even) Montview Street; 4-78 (even) and 9-79 (odd) Park Street; 3-41 (odd) and 10-44 (even) Pomfret Street; 2-24 (even) and 11-29 (odd) Ruskin Street; 3 Vermont Street.

Map 12-13N/3-4E

The Corey Street district illustrates the range of residential development in the Highland section of West Roxbury from the mid-19th through the early 20th centuries. Corey Street, the district's primary artery, is an early 19th-century road of West Roxbury village. Two vernacular cross-gable farmhouses (#136 and #145) recall the area's early history as a farming community. Most significant architecturally of the district's dwellings constructed in the third quarter of the 19th century are two 1 1/2-story mansard dwellings at 199 Corey and 3 Vermont; the house at 3 Vermont, originally oriented toward Corey Street and moved later in the century, is the best-detailed and most intact example of a Second Empire house in West Roxbury.

Four streets, the result of late 19th-century subdivisions, display a majority of the district's high-style houses. Park and Hastings Streets near Centre were subdivided ca. 1888 and developed with single-family houses in the Queen Anne and Colonial Revival styles. Particularly noteworthy are a group of semi-detached houses on Hastings Street, such as #33 and 35, 39 and 41, and 44 and 46, which are designed to blend harmoniously with surrounding development. Ruskin and Pomfret Streets at the upper end of the district were developed beginning ca. 1893, and constitute some of the earliest residential development in the upper Highland area. The architect-designed houses are high-style examples of the Shingle (8 and 19 Ruskin), Queen Anne (28 and 33 Pomfret, 12 Ruskin), Colonial Revival (3 and 19 Pomfret, 11 Ruskin), and Craftsman/Tudor (25 Pomfret) styles. Jason S. Bailey, developer of several properties on the two streets, resided in a large Shingle Style house (demolished) on the southern corner of Corey and Grayfield Avenue. Infill residential construction on Corey Street in the early 20th century includes a stuccoed house of English country vernacular/ Craftsman influence at 125 Corey (1905) and a shingle and half-timbered Tudor house at 151 Corey (1909).

Rapid late 19th-century growth in the district is also indicated by the relocation of the Second Church of Roxbury (Theodore Parker Unitarian Church) to the corner of Corey and Centre Streets in 1890, and the construction of the first Shaw School (later the Olney School) on Hastings Street in 1892 (demolished). For years the Highland Club occupied a large Colonial Revival house (demolished) on Centre Street at Corey. The one-story Classical Revival block at 1889 Centre Street at Hastings is a typical example of small-scale commercial development in West Roxbury in the first half of the 20th century.

The boundaries of the Corey Street district encompass a concentration of well-preserved buildings that illustrate the transformation of the Highland section from farming community to 20th-century suburb. However, Highland retains a number of high-quality late 19th and early 20th-century houses along its Mt. Vernon Street corridor to the west, among them 47, 54, 72, 109, 137, 143, 149, and 156 Mt. Vernon Street; 77 Montview Street; and 9, 10, 14, 23, 26, and 27 Whittemore Street. Additional research would be necessary to determine the feasibility of creating a single large district for Highland or a second district with Mt. Vernon Street as the focus.



## INDIVIDUAL PROPERTIES (shown on Maps IV, IVa, & V)

### Properties meeting criteria for National Register listing and Boston Landmark Designation

#### Forest Hills Cemetery (Forest Hills, Map IVa, #3)

95 Morton Street

Map 13-14N/8-9E

The first rural cemetery in Boston, Forest Hills (1848) qualifies as an example of the distinctive type of cemetery design introduced in the area in the second quarter of the 19th century. Henry A. S. Dearborn, first president of the Massachusetts Horticultural Society and Mayor of Roxbury (1847-1851), designed Forest Hills as well as Mount Auburn Cemetery in Cambridge (1831), the first rural cemetery in the country. The rural cemetery movement preceded the development of landscape architecture in this country, and the design of Forest Hills, like that of Mount Auburn, was an influence on the slightly later work of Olmsted.

The cemetery contains several buildings and structures of Victorian Gothic design, including the entrance gate (1865), the Receiving Tomb (1871), the Bell Tower (1876), the Chapel and Administration Building (1884), and the bridge over Greenwood Avenue (1892). Many of the monuments are also notable for their quality of design.

266 Poplar Street (Roslindale, Map IV, #2)

Map 11N/7E

This well-preserved Colonial cape is the oldest building in the survey area and an outstanding example of residential construction from the period when Roslindale was a part of the town of Roxbury. Originally a half-cape built ca. 1725, the house was extended right of the entry with the addition of three bays at the eastern end ca. 1775. A major renovation in the second quarter of the nineteenth century produced interior finishes in the Greek Revival style. Built on a winding road from the crossroads village at South Street to Dorchester, 266 Poplar Street is a vestige of the farmlands that dominated southwestern Boston in the 18th and early 19th centuries.

Theodore Parker Unitarian Church (West Roxbury, Map V, #3)

1851 Centre Street

Map 12N/4E

Designated a Boston Landmark in 1985, Theodore Parker Unitarian Church is eligible for National Register listing as an architecturally significant complex of two connected buildings in the Richardsonian Romanesque style. The original 1890 church, now the parish house and community center at the rear of the property, was designed by Boston architect A. W. Longfellow. Longfellow worked in the office of H. H. Richardson in the 1880s before forming his own firm, Longfellow, Alden, and Harlow, in Boston. Architect of the 1900 church was Henry M. Seaver, a West Roxbury native and former employee of Longfellow who went on to distinguish himself professionally in Pittsfield and other Berkshire county cities and towns. The church and parish house feature seven stained glass windows designed by Tiffany Studios of New York between 1894 and 1927. These windows document the range of window styles and types that came out of the studio in those years.

The church is the third home of West Roxbury's Unitarian church, organized in 1712 as the Second Church of Roxbury, later the First Church of West Roxbury. Two early meetinghouses, on Walter Street on Peter's Hill (ca. 1712), and at the corner Church and Centre Streets (1773), are demolished. In 1962, the First Church of West Roxbury reunited with the Roslindale Unitarian Church under the name of Theodore Parker, the renowned Unitarian preacher and scholar who served as minister of the parish from 1837 to 1846. Theodore Parker Unitarian Church is also recommended for inclusion in the Corey Street National Register District, but should be listed individually if district nomination is not pursued.

Bussey Bridge (Roslindale, Map IV, #3)

South Street at Archdale Road

Map 13N/7E

Bussey Bridge is the site of what is generally considered to be the first major railroad disaster in the United States. The bridge near the Arnold Arboretum was named after Benjamin Bussey, whose estate the Boston & Providence railroad bisected when laying the West Roxbury branch line in 1849. On March 14, 1887, the bridge collapsed under the weight of the engine on a Boston-bound train and all nine cars were hurled into the resulting 74-foot chasm. The bridge was rebuilt that year. A major wave of late 19th-century suburbanization in Roslindale is attributed in part to the spectacular train wreck, which attracted curiosity-seekers from surrounding communities who later returned to Roslindale to build homes.



Properties meeting criteria for National Register listing only

40 Orchard Hill Road (Forest Hills, Map IVa, #4)

Map 14N/8E

A well-preserved and intact example of the Greek Revival house with center-hall plan, 40 Orchard Hill Road reflects mid 19th-century summer estate development at Forest Hills, then part of the town of West Roxbury. Picturesque development of Forest Hills was spurred by the establishment of the nearby Forest Hills (1848) and Mt. Hope (1852) Cemeteries. The house is one of three large houses built by Jacob Seaver on the hill overlooking Hyde Park Avenue. Owner of the house in the late 19th-century was Thomas F. Minton, a contractor and real estate agent responsible for subdivisions in Jamaica Plain, Forest Hills, and Roslindale in the 1880s and 1890s. Minton also had a role in the residential development of Orchard Hill Road and construction of a commercial block on Hyde Park Avenue below his house during the same period.

Roslindale Congregational Church (Roslindale, Map IV, #4)

25 Cummins Highway

Map 12N/6E

Roslindale Congregational Church, a prominent landmark in Roslindale village, qualifies for National Register listing as an outstanding example of the Shingle Style. Constructed from 1893 to 1896, the church was designed by Boston architect James Murray, whose family may have been members of the congregation. The church was organized November 10, 1890 with 67 charter members under the direction of the Rev. Richard B. Grover, pastor during the church's formative years (1890-1899).

Sacred Heart Church (Roslindale, Map IV, #5)

Cummins Highway at Brown Avenue

Map 11N/7E

A local landmark with a spire that is visible throughout Roslindale, Sacred Heart Church (ca. 1893) is the earliest Catholic church building in Roslindale and West Roxbury and a fine example of Victorian Gothic design. Historically, Sacred Heart is significant as the parent church for five Catholic parishes between Jamaica Plain and the Dedham line that were set off between 1896 and 1952.

Henry W. Longfellow School (Roslindale, Map IV, #6)

885 South Street

Map 12N/6E

Designed by the Boston-based firm of Walker & Kimball in 1897, Longfellow School illustrates the infrequently used "cart-wheel plan" of school design. The school was constructed in response to booming late 19th-century suburban development of Roslindale. Residential growth of the area between Roslindale village and Centre Street so outpaced construction of the school that the original South Street building was inadequate before its completion. The Farquhar Street wing was added ca. 1910.

Sears Gallagher House (West Roxbury, Map V #4)

307 Lagrange Street

Map 10-11N/4E

A well-preserved example of suburban architecture on Bellevue Hill, 307 Lagrange Street exhibits elements of the Shingle and Queen Anne styles. The house was designed by Boston architect George E. Barton for Boston-born artist Sears Gallagher (1896-1955). Gallagher was a widely known etcher, illustrator, and watercolorist whose works often featured historic and scenic views of downtown Boston.

113-115 Park Street (West Roxbury, Map V #5)

Map 12N/4E

The mixed-use block at 113-115 Park Street qualifies for National Register listing as a rare intact example of a 19th-century frame commercial building in southwestern Boston. Located across from the Highland railroad station, the block recalls the importance of commuter-oriented commercial activity to the growth of West Roxbury in the late 19th and early 20th centuries. A one-story frame building at the rear of the property may be the last intact blacksmith shop in West Roxbury.

Engine House #30 (West Roxbury, Map V #6)

1940 Centre Street

Map 11-12N/4E

This Romanesque Revival engine house (1898) is an important example of 19th-century municipal architecture in the survey area. The earliest extant engine house in Roslindale and West Roxbury, this building is architecturally distinguished with its tall chimneys, Diocletian windows, rusticated entry surrounds, brownstone detailing, and curved brick walls that provide a sense of enclosure at the vehicular entry.

Walter Street Burial Ground (Roslindale Map IV, #7)

Walter Street at the Arnold Arboretum

Map 13N/6E

Established in conjunction with the formation of the Second Church of Roxbury, the Walter Street ground was laid out adjacent to the church's first meetinghouse (ca. 1712, demolished). Buried at the ground are parishioners of the Second Church and members of the early families whose farms dotted Roslindale and lower Jamaica Plain in the 18th and early 19th centuries.



Properties recommended for further study

641 Baker Street (West Roxbury, Map V, #7)

Map 13N/2E

A vernacular Federal farmhouse on the old road from Spring Street to Newton, 641 Baker Street is located directly across the street from the Brook Farm/Martin Luther Orphans Home property. The house was owned in the 1870s by German immigrant Gottlieb F. Burkhardt, who was responsible for the establishment of the orphans home in 1872. A title search for this property may reveal an approximate date of construction for the house and establish its early history and connection with Brook Farm (if a connection exists) and the orphans home.

644 South Street (Roslindale, Map IV, #8)

Map 13N/7E

Architecturally significant as a center-gable Italianate house executed in Roxbury puddingstone, 644 South Street was built on the Bussey estate before the creation of the Arnold Arboretum (1872) and the surrounding early 20th-century subdivision. This house is one of the best preserved in Roslindale and would likely be individually eligible for National Register listing once the circumstances of its construction and early history are known.

George Conley School (Roslindale, Map IV, #9)

450 Poplar Street

Map 10N/6E

Conley School (1932) is an excellent example of Art Moderne architecture and contrasts sharply with the Colonial and Georgian Revival-style schools built in Roslindale and West Roxbury during a local suburban boom in the 1920s and 1930s. Further research is needed on the architect, William W. Drummey Inc.. Comparison of the school's architectural style to those of other Boston schools of the same period would establish the local context necessary to determine National Register eligibility.

64 Allandale Street (West Roxbury, Map V, #8)  
Map 15N/6E

This vernacular Italianate house with paired side gables is a vestige of mid 19th-century estate development on Allandale Street and may have been constructed as a gardener's cottage on the estate of Stephen M. Allen. Further research is needed on the development of the Allen estate, the early use of this building and other extant structures in Allandale Woods, including the Spring House.





CITY OF BOSTON  
MAYOR RAYMOND FLYNN

ENVIRONMENT DEPARTMENT  
Lorraine M. Downey, Director

---

BOSTON LANDMARKS COMMISSION

MEMBERS

Alan Schwartz, Chairman  
Anthony Pisani, Vice Chairman  
Sally Baer  
Lawrence Bianchi  
Andrea Gilmore  
Stanley Moss  
Daniel Ocasio  
Jean Muller Ryan

ALTERNATES

James Alexander  
Richard Bertman  
Thomas Ennis  
Rosalind Gorin  
Pauline Chase Harrell  
Pamela McDermott  
John Quatrone

BOSTON LANDMARKS COMMISSION STAFF

Judith B. McDonough, Executive Director  
Carol Huggins, Director of Survey and Planning  
James Labeck, Assistant Director of Survey and Planning  
Michael Cannizzo, Staff Architect  
Katherine Kelly Broomer, Survey Consultant

---



Little is known about the house at 20 Albano Street, an intact mansard cottage. H. Dudley owned the property in 1874, although local directories do not show a Dudley at this address. The house may have been present as early as 1858, possibly owned by J. Orrin.

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Further research is needed to establish the circumstances of this house's construction for the house appears to be one of the oldest extant dwellings in this neighborhood southeast of the commercial area at Roslindale village.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1858 (Norfolk); 1874 (Suffolk)  
Brookline, Jamaica Plain, and West Roxbury directory, 1873.





near  
ADDRESS 64 Allandale St. ~~60R.~~ Brownson Terrace

NAME present original

MAP No. 15N/6E SUB AREA Centre-South

DATE ca. 1858?-1874  
source

ARCHITECT source

BUILDER source

OWNER S.M. Allen (1858)  
original present

PHOTOGRAPHS 1 - 1/1, 1/2, 1/3 - 89  
41 - 4/3, 4/4\* - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

ROOF cross-gable cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Two and one-half-story dwelling, 5-bay facade with broad gable and oriented E. 3-bay side elevation with paired cross gables oriented N. to street. Enclosed central portico with pedimented door surround and 5-light transom. Double-hung sash: 6/9 in long windows on 1 ) facade and sides), 6/6 on 2 (facade and cross gables), 6/6 in round-arch window in gable end. Vertical elliptical windows in side walls of portico cornerboards and sills.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 87,126 sq. feet

NOTEWORTHY SITE CHARACTERISTICS shielded from street by trees - gable-end facade  
oriented toward approach from Centre Street - site declines to S.

### SIGNIFICANCE (cont'd on reverse)

The vernacular Italianate house at 64 Allandale Street is important as a remnant of 19-th century estate construction in this section of the old town of West Roxbury. The house appears to have been built in connection with the Stephen M. Allen estate, which included a large mansion in the Italianate style located east of the house. Its smaller size and proximity to the road suggests that 64 Allandale Street was built as a gardener's cottage or other ancillary dwelling on the estate.  
(continued on reverse)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

The house is part of a 20-acre parcel sold to Henry W. Wellington, a Boston merchant, on August 16, 1864. At that time, the estate was known as Allendale. In 1884, the estate was sold to Maria Souther, whose daughter, Marguerite, lived on the property until 1968. In the interim, the 64 Allendale property was apparently sold off from the main house. Faulkner Hospital acquired the larger property in 1968 in anticipation of building an elderly housing complex. Formerly a pathway west from Centre Street, Allendale Street became known by that name ca. 1863.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

*Recommended for further study.*

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk Co.), 1874 (Suffolk Co.)

Building permits.

"A Closer Look at Allendale Woods." Boston's Urban Wilds. Spring 1989, p. 2. SPNEA Archives.

Brookline, Jamaica Plain, and West Roxbury directory, 1873.



ADDRESS 64 ALLANDALE STREET

NAME \_\_\_\_\_



RESIDENCE OF STEPHEN M. ALLEN, WEST ROXBURY  
COURTESY SPNEA ARCHIVES





ADDRESS 7 Alleyne Street COR. Cowing StreetNAME \_\_\_\_\_  
present originalMAP No. 9N/5E SUB AREA Bellevue HillDATE 1913 permit \_\_\_\_\_  
source \_\_\_\_\_ARCHITECT L. Campbell permit \_\_\_\_\_  
source \_\_\_\_\_BUILDER Hugh W. Morrison permit \_\_\_\_\_  
source \_\_\_\_\_OWNER Hugh W. Morrison  
original presentPHOTOGRAPHS 19 - 5/2, 5/3, 5/4\* -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) \_\_\_\_\_NO. OF STORIES (1st to cornice) two plus atticDOF Gambrel cupola cupola dormers shedMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Colonial Rev. house, gambrel roof w/ cross-gambrel over 2-st. cut-away bay E side. 3-bay facade, paired end-bay entries. 2-st., 2-bay projecting entry porch w/ square posts on shingled balustrades glass-enclosed on 2. Paired bays recessed into facade gambrel. 6/1 sash intact throughout. Coursed stone foundation. 3-st. rear porch.

EXTERIOR ALTERATION minor moderate drastic porch on second story enclosed.CONDITION good fair poor \_\_\_\_\_ LOT AREA 3149 sq. feetNOTEWORTHY SITE CHARACTERISTICS Broad side of house oriented toward approach  
down incline from Cowing Street - contributes to this house's  
prominence in neighborhood.

SIGNIFICANCE (cont'd on reverse)

Built as a two-family house, 7 Alleyne St. dominates in size and scale later 20th-century houses on the street. Little is known about the house's architect L. Campbell, who resided at 15 Rosenbery Rd. in Mattapan. The owner and builder, Hugh W. Morrison, resided at 142 Vernon St. in Roxbury. It appears likely that the house was built on speculation in anticipation of increasing residential development of West Roxbury in the early 20th century.

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>    </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>  x  </u>				

Significance (include explanation of themes checked above)

Alleyne St. is located in a section of West Roxbury south of Bellevue Hill known as "Birdtown"; several roads in the immediate vicinity are named after bird species. The alleyne St. area was open land as late as 1905 with only spotty development evident twenty-five years later. Alley St., its access road, Cowing St., and Vershire St. at the foot of Alleyne appear to be the oldest roads immediately west of the Lagrange St./Washington St. intersection.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits

City directories.

maps and atlases: 1905, 1914 (Boston): 1929 (Boston Sanborn)



ADDRESSES American Legion Highway, 761-775 (odd)MAP NO. 11N/7E SUB-AREA Mount HopeDATES 1932-1935 permits  
sourcePHOTOGRAPHS 28 - 1/4\*, 1/5\*, 7/1, 7/2, - 89STREET PATTERN Busy four lane highway with grassy median, passing northeast from  
Cummins Highway (Roslindale) to Blue Hill Avenue (Dorchester)TOPOGRAPHY Level terrainVISTAS Length of ParkwayUSE Residential TYPE Single familyMATERIALS Brick and wood STORIES 2 - 2½ROOFS GableBUILDING PLACEMENT Regularly spaced, driveways between housesSET BACK Uniform, about 20 feet from streetARCHITECTURAL STYLE(S) Late Colonial RevivalEXTERIOR ALTERATION Storm sash EXTERIOR CONDITION GoodDEMOLITION/INTRUSIONS None

## SIGNIFICANCE (cont'd on reverse)

This intact group of six brick, single-family dwellings is an anomaly on a bypass dominated by shopping centers and other commercial development. The houses constitute a uniform pre-World War II subdivision that is uncommon in the Mt. Hope area.

The subdivision suggests a larger pattern of residential development never realized on this highway with the same success as concurrent development along the West Roxbury Parkway.

All six houses were owned by John Dematteo, who lived at 55 Stella Road around the corner from the site. City directories list DeMatteo as a chauffeur by occupation, but a brother or father in the same household, Martin Dematteo, was a contractor. According to building permits, at least 3 of the houses #765, 767 and 775 had identical plans. The houses are either solid brick or brick veneer, displaying elements typical of the mid-20th century Colonial Revival,

(continued on reverse)

## SIGNIFICANCE (cont'd)

including center cross-gables, entry porticos with gable returns, 1 story attached frame sunrooms and 6 over 1 sash.

Architect of the six houses was Albin F. Brodin who resided at 10 Hawdin Way in the Mount Hope area. Little is known about Brodin's career. He was an architect of several early 20th century homes in the survey area, among them 112 Manthorne Street (1913, see form), bungalows on Potomac Street (c.1914, see form), and 18 Pomfret Street (1926) in West Roxbury.

American Legion highway, formerly known as Canterbury Highway, was laid out in the early 1930s.

TREES AND PLANTINGS Trees at streets, shrubs and some trees at houses.

FENCING None

ART None

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits. City Directories. Street Directories  
Maps and Atlases: 1905, 1914, 1924 (Boston) 1929, 1950 (Sanborn)









Moved; date if known --

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

The house represents the first phase of suburban development in West Roxbury, generated by improved transportation to Boston via commuter railroads and a horse-drawn streetcar line linking West Roxbury with Dudley Street Station in Roxbury (1856). 91 Anawan St. is located roughly mid-way between two commuter railroad stations, Central (later Bellevue) in Roslindale and Highland in West Roxbury. Anawan St. was laid out from Central Station to Park St. by ca. 1875.

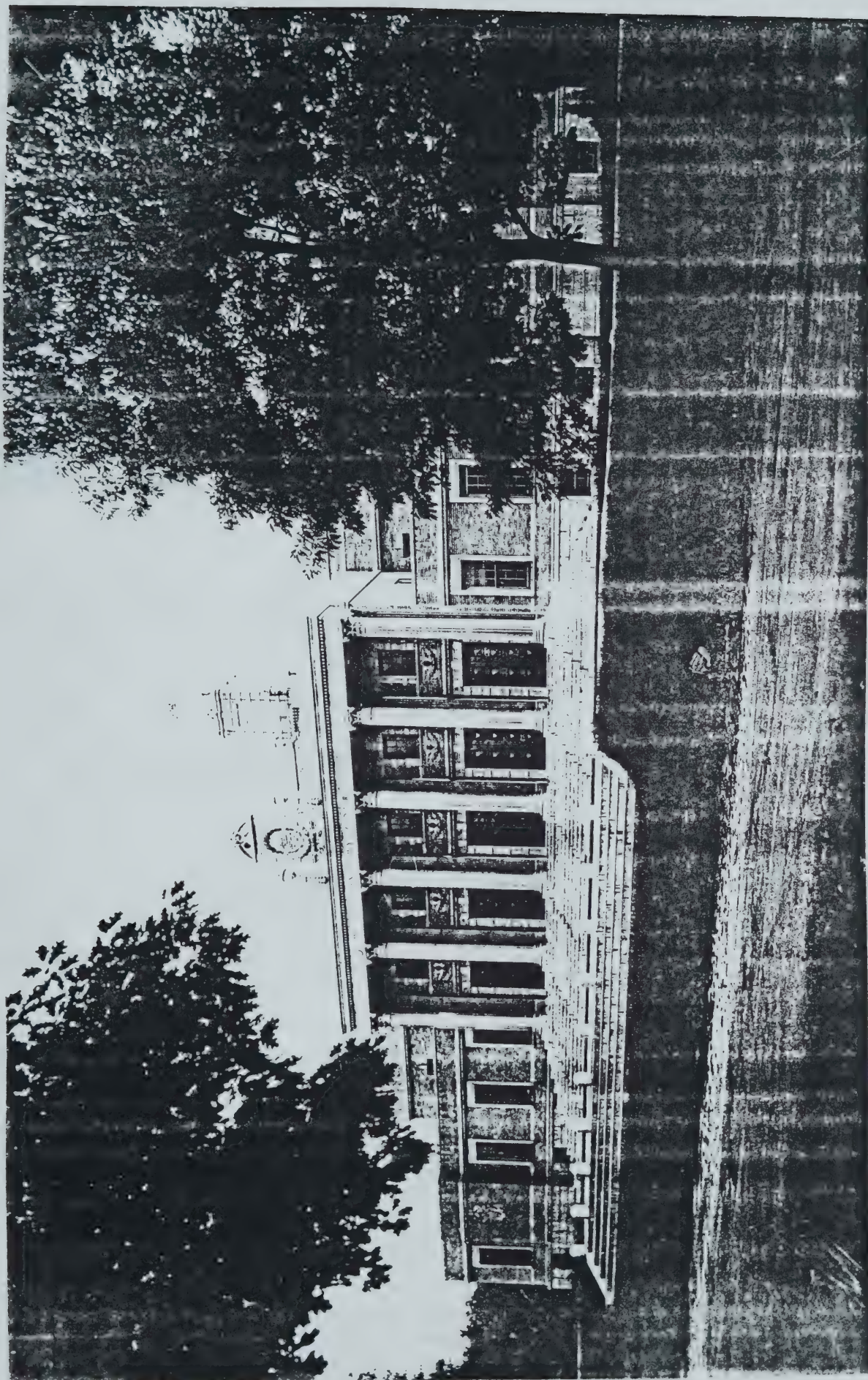
Given the undeveloped nature of surrounding land until later in the 19th century, it is possible that this house may have once been part of a small farm. The anawan Land Co. subdivided lots to the southeast and east across Beech St. in the 1870's.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk Co.); 1874 (Suffolk Co.)  
Brookline, Jamaica Plain, and West Roxbury directory, 1873.  
Boston city directory, 1874.





WEST ROXBURY DISTRICT COURT HOUSE, MORTON STREET.  
COURTESY SPNEA ARCHIVES.







ADDRESS 445 Arborway COR. near Morton Street

NAME West Roxbury Court House  
present original

MAP No. 15N/8E SUB AREA Forest Hills

DATE 1922 Cornerstone (Morton St.)  
source

ARCHITECT O'Connell and Shaw Permit  
source

BUILDER source

OWNER City of Boston  
original present

PHOTOGRAPHS 26 - 2/1, 2/2\*, 2/3 - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Court House

NO. OF STORIES (1st to cornice) Two plus raised basement

ROOF flat cupola tent dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick yellow stone concrete iron/steel/alum.

#### BRIEF DESCRIPTION

Two story Classical Revival building, 5 bay main block spanned by giant Corinthian columns carrying full entablature, City of Boston insignia in bas-relief panel at center. five entries in rusticated surrounds on first floor, entresol windows on two. Cupola at center with rusticated corners, stone

(continued below)

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 50,000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Set on incline, monumental stone stair, moderate set-back from the Arborway, fronting elevated portion of Rt. 203

#### DESCRIPTION

urns, multi-pane glazing. Flanking wings four bays with sculptural relief in projecting pavillions between outer two bays. Molded cornice, belt course below first floor, water table, nine over nine double hung sash in wing windows. Second story of wings steps back from facade.

#### SIGNIFICANCE:

A new West Roxbury District Court House was built to replace the old courthouse, located on maple Place off Seaverns Avenue in Jamaica Plain. At the time of construction, the courthouse was one of six municipal courts in the city; the others located in South Boston, Dorchester, Brighton, Roxbury and

#### SIGNIFICANCE (cont'd on reverse)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<input checked="" type="checkbox"/>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Charlestown. The first justice in the new courthouse was John Perrins. Timothy G. O'Connell and Richard Shaw specialized in designing churches and other ecclesiastical buildings throughout New England, including St. Andrew the Apostle Church in Forest Hills (1918, see form). Their office was located at 18 Boylston Street and later 134 Newbury Street. Little is known about O'Connell. Shaw (d. 1958) graduated from Harvard School of Design in 1912, and worked in local offices until he was appointed superintendent of construction in Newport, Rhode Island. He began his association with O'Connell by c.1920. Shaw is perhaps best known in Boston as the designer of the Hatch Shell on the Charles River Esplanade (1940). He maintained an office at 25 Huntington Avenue near Copley Square from the 1930s through the 1950s.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Boston City Directories 1921, 1922

BPL Fine Arts Department, Architects File.

SPNEA Archives.

BOSTON LANDMARKS COMMISSION Street Information Form No. RD 1002 Area Roslindale

9-43 (odd) and 10-38 (even)

ADDRESSES Ashfield Street

MAP NO. 13N/6E SUB-AREA Centre - South

DATES ca. 1880 - 1910 permits, atlases  
source

PHOTOGRAPHS 38 - 3/3\*, 3/4, 3/5, 4/1, 4/2\*, 4/3,  
4/4 - 89

STREET PATTERN One way street (Fairview to Walter), one block long,  
running SE/NW between Fairview St. and Walter St.

TOPOGRAPHY On Northwestern slope of hill cresting at Fairview and  
Ashland Streets - sharp decline to Walter Street.

VISTAS NW to cross streets on lower ground beyond Walter Street

USE residential TYPE one and two family houses.

MATERIALS wood shingles, asphalt, aluminum STORIES 2½  
siding.

ROOFS Gable (esp. cross - gable) hip.

BUILDING PLACEMENT regular building placement with narrow side yards.

SET BACK Most houses approx. 10-15 feet - small front yards.

ARCHITECTURAL STYLE(S) vernacular Queen Anne and Colonial Revival.

EXTERIOR ALTERATION siding EXTERIOR CONDITION good

DEMOLITION/INTRUSIONS none

#### SIGNIFICANCE (cont'd on reverse)

Ashfield Street, formerly Peters Street, was developed primarily in the 1890's. Originally part of the Skinner estate, which extended from Walter Street to the railroad tracks, Ashfield Street and adjacent side streets were laid out by 1884. The construction firm owned by Forest Hills resident Thomas Minton developed Skinner Hill for Andrew J. Peters and Thomas F. Proctor, trustees.

Most houses on Ashfield Street are vernacular interpretations of the Queen Anne and Colonial Revival styles. The earliest development occurred at mid-block, including perhaps the oldest house on the street, a shingled side-gable house with cross-gable and paired brackets at #28 (photo). By the late 1890's, the south side from #28 to Walter Street and the north side near Fairview Street were developed. Near Fairview Street, the single-family house at #9 (1892) is noteworthy for its high-pitched hip roof, intact shingle cladding, and first floor bay that rounds the southwest corner of the house. Representing the last



## SIGNIFICANCE (cont'd)

period of development (ca. 1900-1910) are four houses on the north side near Walter Street (photo). The two-family houses at #41 and 43 in particular exhibit a form not observed elsewhere in the survey area: the hipped roof house with steeply pitched cross-gambrel bay adjacent to the entrance.



TREES AND PLANTINGS some shrubs at houses; few trees

FENCING predominantly wood fencing or stone walls

ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits.

maps and atlases: 1874 (Suffolk Co.); 1884, 1896, 1905, 1914 (Boston)

West Rox. and Roslindale - Residential Suburbs. Souvenir edition of West Rox.

News, ca. 1905



ADDRESS 234 Baker Street COR. Gardner Street  
Donahue Hall-Catholic  
 NAME Memorial High School Baker Street School  
present original

MAP No. 10N/3E SUB AREA Spring-Upper Washington

DATE 1899 1950 Sanborn  
source

ARCHITECT source

BUILDER source

OWNER City of Boston  
original present

PHOTOGRAPHS 22 - 2/4\*, 2/5, 3/1, 3/2\*, -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
 (non-residential) School

NO. OF STORIES (1st to cornice) three plus raised basement, attic

ROOF Gable cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
 (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 story brick school, gable front and lateral wing; rear flat-roofed addition (?) on west side. One story brick portico at juncture of wings, enriched round arches on brick piers. Secondary entrance south side. Single windows in rectangular surrounds. Belt course over raised basement, cross-hatching for decorative patterns in brick. Brick corbelling at roofline corners of rear addition, narrow parapet wall with stone coping. 4-part window on South side of rear wing, transoms, stone surround.

CONDITION good fair poor LOT AREA 311, 101 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Building is sited on a large square lot rimmed by a chain link fence-moderate setback on Baker Street

# SIGNIFICANCE (cont'd on reverse)

One of four 1890s public schools in the survey area, the Baker Street primary school was constructed with four classrooms in 1899. An earlier frame school, also known as Baker Street School, occupied the corner lot across Gardner Street directly south of this building.

The architect of this school is currently unknown; other schools of the period were designed by the appointed City Architect (Matthew Sullivan at the time of construction).

continued on reverse

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	<u>x</u>	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Baker Street School reflects the rapid growth of the Spring Street-Gardner Street community in the second half of the 19th century. An early increase in population prompted construction of the first public school building by 1873 and the first St. Theresa's Roman Catholic Church (1869, see form) north of the brick school. The present school building was undoubtedly constructed to relieve overcrowding in the frame school.

Increasingly industrial use of the land between Baker Street and the Charles River in the late 19th century, as well as construction of the Needham Branch Railroad (c.1906) contributed to the fragmentation and decline of the 19th century residential community.



Preservation Consideration (access for public use and enjoyment, protection, etc.)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Documents of the School Committee of the City of Boston for 1899. Annual Report of the Committee on New Building.

Maps and Atlases: 1858 (Norfolk); 1874 (Suffolk); 1884, 1896, 1905 (Boston)





ADDRESS 670 Baker St. COR. \_\_\_\_\_

NAME Brook Farm  
present original

MAP No. 11-13N/1-2E SUB AREA Brook Farm Parkway

DATE 1841 study report  
source

ARCHITECT \_\_\_\_\_  
source

BUILDER \_\_\_\_\_  
source

OWNER Brook Farm Institute M.D.C.  
original present

PHOTOGRAPHS 8-3/4, 3/5, 4/1\*, -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Primarily open space, including Gethsemane Cemetery

NO. OF STORIES (1st to cornice) \_\_\_\_\_ plus \_\_\_\_\_

JOE \_\_\_\_\_ cupola \_\_\_\_\_ dormers \_\_\_\_\_

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone \_\_\_\_\_ concrete iron/steel/alum.

BRIEF DESCRIPTION : property comprises 175+ acres of wetlands and upland, a portion of Sawmill Brook, and outcroppings of Roxbury puddingstone. Buildings, sites, and natural features associated with Brook Farm community. 95 vacant acres (site of former orphanage) and 50 acres used as Gethsemane Cemetery.

EXTERIOR ALTERATION minor moderate drastic \_\_\_\_\_

CONDITION good fair poor \_\_\_\_\_ LOT AREA 4,076,292 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Pastoral quality of landscape.

# SIGNIFICANCE (cont'd on reverse)

"The historic significance of Brook Farm rests in three areas: principally, as the most intellectual of the utopian communities that appeared and disappeared in America in the early 19th century; as a military training ground for a famous Civil War regiment; and also as a site for over a century of a home for children operated by a religious community." [BLC designation report]

Brook Farm is located on a portion of land annexed by the then-town of Roxbury from Newton in 1838. The Brook Farm Institute of Agriculture and Education, a cooperative community and school, was established in 1841 but forced to abandon the farm in 1848 after a series of incidents, including the burning of the

Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>x</u>	Education	<u>x</u>	Religion	<u>      </u>
Architectural	<u>x</u>	Exploration/ settlement	<u>      </u>	Science/ invention	<u>      </u>
The Arts	<u>      </u>	Industry	<u>      </u>	Social/ humanitarian	<u>x</u>
Commerce	<u>      </u>	Military	<u>      </u>	Transportation	<u>      </u>
Communication	<u>      </u>	Political	<u>      </u>		
Community/ development	<u>      </u>				

Significance (include explanation of themes checked above)

Phalastery building in 1846 and a smallpox epidemic that struck 30 farmers.

Sold to the City of Roxbury for use as a poor farm in 1849, the property was purchased by the Rev. James Freeman Clarke in 1855. Clarke loaned the land to the Commonwealth during the Civil War for use as a training field; here the Second Regiment of the Massachusetts Infantry trained at "Camp Andrew". The property served briefly as a summer boarding establishment in the late 1860's.

Gottlieb F. Burkhardt, a German immigrant who formed the Association of the Evangelical Lutheran Church for Works of Mercy, purchased the property in 1870. The Association was organized in 1871 for the purposes of providing a home for orphans and the aged and establishing a cemetery. The Martin Luther Orphans Home was dedicated on October 3, 1872. The home closed in 1974.

Gethsemane Cemetery was laid out on the heights of th property in March 1873. At the highest point is an obelisk marking the grave of Burkhardt.

Further research is needed to establish the connection between the Brook Farm community and the house at 641 Baker Street (see form), later owned in the 1870's by Burkhardt, as well as the connection between the Association and the German Lutheran community of west Roxbury (see form for St. Luke's Chapel, 95 Rockland St.).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Brook Farm is a designated Boston landmark (1977) and a National Historic Landmark (1965).

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Rept. of the Boston Landmarks Commission on the potential designation of Brook Farm as a Landmark. 1977.

Drake, Francis S. The Town of Roxbury: It's memorable Persons and Places. Roxbury, 1878.

maps and atlases: 1858 (Norfolk); 1874 (Suffolk).



ADDRESS 774 Baker Street COR. \_\_\_\_\_

NAME Mount Lebanon Cemetery  
present original

MAP No. 12-13N/1-2E SUB AREA Brook Farm-Parkway

DATE late 1920s permits, atlases  
source

ARCHITECT various  
source

BUILDER \_\_\_\_\_  
source

OWNER \_\_\_\_\_  
original present

PHOTOGRAPHS 8 - 4/5, 5/1\*, 5/2, 5/3\* - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Cemetery

NO. OF STORIES (1st to cornice) \_\_\_\_\_ plus \_\_\_\_\_

JOE \_\_\_\_\_ cupola \_\_\_\_\_ dormers \_\_\_\_\_

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone \_\_\_\_\_ concrete iron/steel/alum.

# BRIEF DESCRIPTION

Cemetery bounded by Gethsemane and St. Joseph's Cemeteries. Central road bisecting property leads southwest from Baker Street. Closely spaced lots belonging to individual Jewish congregations flanking road, most marked by iron fences. One story brick chapels line road, incorporating brick patternwork, stained glass, and other decorative detailing.

EXTERIOR ALTERATION (minor) moderate drastic Door replacement on some chapels

CONDITION (good) fair poor \_\_\_\_\_ LOT AREA \_\_\_\_\_ sq. feet

NOTEWORTHY SITE CHARACTERISTICS \_\_\_\_\_

## SIGNIFICANCE (cont'd on reverse)

A major Jewish cemetery in Boston, mt. lebanon is architecturally significant for the variety of detailing displayed in individual chapels.

The Beth El congregation of Dorchester established the first congregation lot at the cemetery in the late 19020s. The cemetery now comprises about 38 to 40 individual cemeteries associated with congregations.

(continued on reverse).



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation
Agricultural	_____	Education
Architectural	<input checked="" type="checkbox"/>	Exploration
The Arts	_____	settlement
Commerce	_____	Industry
Communication	_____	Military
Community/ development	_____	Political



Significance (include explanation of themes checked above)

Between 1928 and 1958, chapels were built for 22 congregations or cemetery associations. Although primarily from Boston, namely Dorchester and Roxbury, one association was from Quincy and another from Chelsea. The chapels are all one story, brick with hipped or gabled roofs. Most are 3 x 1 bay buildings with center entries; the name of the congregation appears in stone or tiled panels or transoms over the entry. Chapels are distinguished by the various designs of entry bays and the use of buff-colored bricks in corner quins and window surrounds. Contrasting bricks are also used to create Star of David motifs in side walls. Some chapels retain stained glass windows.

Chapels generally were designed by Boston architectural firms, some executing plans for more than one congregation. The following firms designed at least two chapels each: Samuel S. Eisenberg and/or his partner Herman I. Feer (1929, 1941, 1944); Manning Waters (1930s); Saul E. Moffie (late 1930s); Meyer Louis (1937); Winebaum and Wexler (1940s); Arthur Resenstein (1940s and 1950s).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

The cemetery is operated by the Jewish Cemetery Association of Massachusetts (1340 Centre Street, Newton 02159, 617/244-6509). Their staff is tracing titles to this cemetery and two others in West Roxbury: Grove Street and Centre Street. Project is ongoing, and due to be completed in 1990.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Maps & Atlases: 1896, 1905, 1914, 1924 (Boston); 1929 (Sanborn)

"Cemetery sues for overflow of Brook" Parkway Transcript, IX (2/23/39)  
page 3.



ADDRESS 349 Baker Street COR. Baker St. (dead end)

NAME present original

MAP No. 11N/2E-3E SUB AREA Highland

DATE ca. 1855 visual, maps  
source

ARCHITECT source

BUILDER source

OWNER Michael McNamara (1873)  
original present

PHOTOGRAPHS G-1/4, 1/5\*, 2/1-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

JOE gable cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-story vernacular dwelling, rectangular massing.  
Brick int. chimney S end. 3-bay facade w/ 4-panel wood door  
at center entry. Boxed returns in side gables. 2/2 sash in  
windows on 1 and 2; single double-hung round-arched windows in  
gable ends.

EXTERIOR ALTERATION minor moderate drastic Storm sash, aluminum awning  
over entrance.

CONDITION good/fair poor LOT AREA 6521 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Set close to street (busy traffic artery)  
at top of incline - property drops off to Dow road to N.E.

# SIGNIFICANCE (cont'd on reverse)

This vernacular Italianate house and adjacent houses at 349 and 353 Baker Street appear to be the only survivals of a community that existed along this section of Baker Street as (Map) early as 1858. All three houses appear on the 1858 Norfolk Co. atlas, and Michael McNamara, a farmer, is shown as owner of this house in 1874.

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Located on the route between Newton and the burgeoning village at Sping Street in West Roxbury, these houses were built on a ridge in the vicinity of larger estates west of Baker Street owned by Patrick O'Neill and Mary Gardner. A number of dwellings in the area were owned by Irish or those of Irish descent. The growth of the community prompted construction of a public school (by 1783) and the first St. Theresa's Roman Catholic Church(1869, see form), both located further south on Baker Street near Gardner Street.

Increasingly industrial use of the land between Baker Street and the Charles River in the late 19th century, as well as construction of the Needham Branch railroad (ca 1906), contributed to the fragmentation and decline of this mid-19th century residential community. The railroad corridor and surrounding 20th-century development visually sepaates the houses at 349, 353, and 355 Baker Street from Gardner Street.

A 2-bay garage to the south of 349 Baker Street may be a converted barn on the property since the late 19th century. Deed research would establish the size of the original property and shed light  
' Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Significance continued:

on its relationship to the earlier community.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk Co.); 1874 (Suffolk Co.);  
Brookline, Jamaica Plain, and West Roxbury directory, 1878,  
1871, 1873.



ADDRESS 353 Baker St. Bt. Rumford and  
COR. Cutter Road.NAME present originalMAP No. 11N/2E SUB AREA HighlandDATE ca. 1855 visual, maps  
sourceARCHITECT sourceBUILDER sourceOWNER P. Hogan (1858)  
original presentPHOTOGRAPHS G-1/1\*, 1/2, 1/3, -8GTYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) two plus -DOOF hip cupola - dormers -MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

## BRIEF DESCRIPTION

2-story vernacular dwelling, square massing. Brick int., chimney S. end. 3-bay symm., facade on 1, center entry w/ pedimented segmental surround. 4-light glazing in top of 4-panel wood door. 2 bays on 2. 6/6 sash throughout.

EXTERIOR ALTERATION minor moderate drastic storm door, sashCONDITION good fair poor LOT AREA 5960 sq. feetNOTEWORTHY SITE CHARACTERISTICS Set close to street on busy artery.Situated at top of incline -property drops off to N. E.

## SIGNIFICANCE (cont'd on reverse)

This vernacular house and adjacent houses at 349 and 355 Baker street appear to be the only survivals of a community that existed along this section of Baker street (Map)

Moved; date if known       

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>  X  </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>      </u>	Exploration/	<u>      </u>	Science/	<u>      </u>
The Arts	<u>      </u>	settlement	<u>      </u>	invention	<u>      </u>
Commerce	<u>      </u>	Industry	<u>      </u>	Social/	<u>      </u>
Communication	<u>      </u>	Military	<u>      </u>	humanitarian	<u>      </u>
Community/	<u>      </u>	Political	<u>      </u>	Transportation	<u>      </u>
development	<u>  X  </u>				

Significance (include explanation of themes checked above)

as early as 1858. All three houses appear on the 1858 Norfolk Co. atlas. P. Hogan, occupation unknown, owned this house in 1858; William Dolan, a laborer, is shown as the owner in the 1874 atlas.

Located on the route between Newton and the burgeoning village at Spring Street in West Roxbury, these houses were built on a ridge in the vicinity of larger estates west of Baker Street owned by Patrick O'Neill and Mary Gardner. A number of dwellings in the area were owned by Irish or those of Irish descent. The growth of the community prompted construction of a public school (by 1873) and the first St. Theresa's Roman Catholic church (1869, see form), both located further south on Baker Street near Gardner Street.

Increasingly industrial use of the land between Baker Street and the Charles River in the late 19th century, as well as construction of the Needham Branch railroad (ca. 1906), contributed to the fragmentation and decline of this mid-19th century residential community. The railroad corridor and surrounding 20th-century development visually separates the houses at 349, 353, and 355 Baker Street from Gardner Street.

Further research would establish the date of the house and\*\*  
Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

\*\*its specific importance to the mid-19th century community of which it was a part.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk, Co.); 1874 (Suffolk, Co.);  
1884, 1896, 1905 (Boston).

Brookline, Jamaica Plain, and West Roxbury directory; 1873

ADDRESS 355 Baker St. COR. Bt. Rumford and Cutter Road

NAME present original

MAP No. 11N/2E SUB AREA Highland

DATE ca. 1855 visual, maps  
source

ARCHITECT source

BUILDER source

OWNER Manion family (1873)  
original present

PHOTOGRAPHS 9-2/2, 2/3, 2/4\*-89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) one plus attic

DOF gable cupola -- dormers gable

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 1 1/2-story Italianate cottage; brick chim. S side.  
Rafters exposed in overhanging eaves at gable end and in 2 gabled  
dormers S side. 2-bay facade, entry retains overdoor on scrolled  
Italianate brackets. Paired windows in gable end. 6/6 sash  
on 1. 1-story addition at rear.

EXTERIOR ALTERATION minor moderate drastic Trellis at entry; storm door  
and sash

CONDITION good fair poor LOT AREA 3700 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Set close to street on busy artery -property  
drops off to N.E. and house is situated at top of incline.

### SIGNIFICANCE (cont'd on reverse)

This Italianate cottage and adjacent houses at 353 and 355 Baker Street appear to be the only survivals of a community that

(Map)  
existed along this section of Baker Street as early as 1858. All three houses appear on the 1858 Norfolk Co. atlas. Widow Catherine Manion and John (her son?), a carpenter, lived in the house in 1873. The 1874 atlas still shows M. Manion (occupation unknown) as owner.

Located on the route between Newton and the burgeoning village at Spring Street in West Roxbury, these houses were built on a ridge in the vicinity of larger estates west of Baker Street



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

owned by Patrick O'Neill and Mary Gardner. A number of dwellings in the area were owned by Irish or those of Irish descent. The growth of the community prompted construction of a public school (by 1873) and the first St. Theresa's Roman Catholic church (1869, see form), both located further south on Baker Street near Gardner Street.

Increasingly industrial use of the land between Baker Street and the Charles River in the late 19th century, as well as construction of the Needham Branch railroad (ca. 1906), contributed to the fragmentation and decline of this mid-19th century residential community. The railroad corridor and surrounding 20th-century development visually separates the houses at 349, 353, and 355 Baker Street from Gardner Street.

Further research would establish the date of the house and its specific importance to the mid-19th century community of which it was a part.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 Norfolk Co.); 1874 (Suffolk Co.); 1884, Brookline, Jamaica Plain, and West Roxbury directoru, 1873.

ADDRESS 641 Baker Street COR. Near Brook Farm Road

NAME present original

MAP No. 13N/2E SUB AREA Brook Farm Parkway

DATE pre 1858 atlases, visual  
source

ARCHITECT source

BUILDER source

OWNER original present

PHOTOGRAPHS 8 - 2/4\*, 2/5, 4/2, 4/3, 4/4\* - 89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus -

DOF Hip cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Two-story vernacular farmhouse. Symm. 5-bay facade, center entry, double-pile plan, Cornerboards, later aluminum awning over door. One-story gabled wing W side. Plain window surrounds. 2/2 sash throughout. One-story rubblestone stable at rear of property. 2-bay facade, gabled roof with shed-roofed extension E side.

EXTERIOR ALTERATION minor moderate drastic late 19th-Cent. sash

CONDITION good fair poor LOT AREA 3,898,407 sq. feet

NOTEWORTHY SITE CHARACTERISTICS House situated on elevated site with low cement wall at sidewalk and moderate setback - across from entrance to Brook Farm Gethsemane Cemetery - backs onto St. Joseph's - stone bollards at driveway (same as Gethsemane)

SIGNIFICANCE (cont'd on reverse)

This vernacular farmhouse is one of the oldest known dwellings in the survey area and may also be significant for its association with the Martin Luther Orphans home across Baker Street. Appearing on the 1858 map of Norfolk County, 641 Baker was owned by a W.E. Palmer, occupation unknown. A hosiery factory operated on Baker Street north of the house. Gottlieb F. Burkhardt owned the property in 1874. A brewer who lived and worked at the time on Station Street in present-day Mission Hill, Burkhardt is best known in West Roxbury as the German immigrant who formed the Association of the Evangelical Lutheran Church for Works of Mercy in 1871. The association purchased Brook Farm, (continued on reverse)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

opening the Martin Luther Orphans Home on the property in 1872 and Gethsemane Cemetery in 1873, The Baker Street house may have been used in connection with the operation of the orphan's home. [WRHS]



Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for further study.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk Co.); 1874 (Suffold Co.)  
Boston City directories.  
Building permits.  
Interview with Bob Murphy, West Roxbury Historical Society 2/89



ADDRESS 38 Basile Street COR Lindell Street

NAME present original

MAP No. 12N/7E SUB AREA Village-Lower Washington

DATE 1935 permit  
source

ARCHITECT John Basile permit  
source

BUILDER John Basile permit  
source

OWNER John Basile  
original present

PHOTOGRAPHS 41 - 3/5, 4/1. 4/2\* - 89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

OF hip cupola dormers hip

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone ashlar concrete iron/steel/alum.

BRIEF DESCRIPTION

2½ storyhouse on stone foundation. 3 x 2 bays, center entry flanked by paired windows on one, single windows on two; stone lintels and sills, six over one sash. Center window on two converted to a door. Centerdormer on facade. One story entry porch, square woodposts, iron balustrades on one & two. Three car stuccoed garage addition to rear.

EXTERIOR ALTERATION minor moderate drastic storm sash, iron porch railings, window on two converted to door

CONDITION good fair poor LOT AREA 6271 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Chain link fence; side yard on west side

SIGNIFICANCE (cont'd on reverse)

Unusual in a neighborhood dominated by two-family frame houses, 38 Basile Street is a distinctive stone house designed as a single-family dwelling.

it appears that John Basile built the house for himself. A local contractor, Basile also owned a realty company in the late 1920s and was responsible for the construction of residential and commercial buildings in the vicinity of Roslindale Village. Among the properties he developed were the Parkway Building (1928, see form) and a row of stucco, multi-family houses at 4459, 4463 and 4467 Washington Street.

(continued on reverse)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

In a 1956 advertisement, Basile listed this house as his company's address.

The stucco garage addition on Lindall Street was constructed in 1947.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and Atlases: 1905, 1914, 1924 (Boston); 1929, 1950 (Boston Sanborns)

Boston City Directories

Advertisement for John Basile & Co., 1956.

ADDRESS 132-134 Beech St. COR. near New Park Avenue

NAME	present	original

MAP No. 11-12N/5 SUB AREA Metro Hill/Beech

DATE 1924 permit  
source

ARCHITECT Eric F. Carlson permit  
source

BUILDER W.J. Carlson permit  
source

OWNER W.J. Carlson  
original present

PHOTOGRAPHS 34-3/5, 4/1\*, 4/2, -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

10. OF STORIES (1st to cornice) two plus  $\frac{1}{2}$

ROOF hip cupola -- dormers pedimented gable

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Colonial Rev. house. 3-bay facade, center entry w/ sidelights flanked by projecting portico, wide frieze, clustered columns, plain balustrade, balustrade on 2. 1-bay porch w/ columns at secondary entry E side. Palladian window over entry on 2, oriel window E side bt. 1 and 2. Pedimented single dormers on facade, unusual paired-gable dormers at sides. Modillion cornice, cornerboards.

EXTERIOR ALTERATION    minor    moderate    drastic

CONDITION good fair poor LOT AREA 5878 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Prominent wood fence defines property at  
sidewalk.

## SIGNIFICANCE (cont'd on reverse)

A well-detailed example of the Colonial Revival style, 132-134 Beech Street is also noteworthy as a two-family house designed to look like a single-family home. Wilfried J. Carlson, a carpenter, and Eric F. Carlson, a builder, both resided in the Beech Street vicinity, Wilfried at 27 Brahams Street and Eric at 311 Beech Street. The building permit application for this house notes that plans were submitted for a duplicate house at 558 Lagrange Street in West Roxbury.



Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>      </u>	Science/ invention	<u>      </u>
The Arts	<u>      </u>	Industry	<u>      </u>	Social/ humanitarian	<u>      </u>
Commerce	<u>      </u>	Military	<u>      </u>	Transportation	<u>      </u>
Communication	<u>      </u>	Political	<u>      </u>		
Community/ development	<u>  x  </u>				

Significance (include explanation of themes checked above)

This house, located one block from the West Roxbury Parkway, is atypical of houses in the immediate area. A majority of houses on Beech Street, particularly those on the southern side, are smaller in size and scale. 132-134 Beech is a relatively late example of this type of Colonial Revival design, seen primarily in the 1890's and early 1900's. Other houses of the same period between Beech Street and the parkway are later manifestations of the same style.

Beech Street is a direct route between two winding streets through the survey area, Poplar Street in Roslindale and Centre Street in West Roxbury. The Centre Street end of Beech is now part of Belgrade Avenue. There is some indication that Beech Street existed as an unnamed lane as early as 1815. The street sustained its most rapid development between Washington St. and Belgrade in the early 20th century following the completion of the West Roxbury Parkway.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Boston city directories.

maps and atlases: 1858 (Norfolk Co.); 1874 (Suffolk Co.); 1884, 1896, 1905, 1914, 1924 (Boston).

A Record of the Streets, Alleys, Places, etc. in the City of Boston. City Printing Dept., 1910.



170 Beech St.

ADDRESSES 170, 176, 180, 190, 200 Beech StreetMAP NO. 11N/5E SUB-AREA Metro. Hill/BeechDATES 1894-1901 permits sourcePHOTOGRAPHS 34-4/3, -4/5\*, 5/1-5/3\*, 5/4-6/3\* 6/4-  
-72-89STREET PATTERN 2½ blocks of Beech Street, a oneway residential  
through-street between Washington St. and West Rox. Pkwy.TOPOGRAPHY Beech Street extends along the crest of a high hill in this  
quarter of Roslindale; the 5 houses occupy elevated sites of the N side of the  
street.VISTAS To West Roxbury Parkway to SW (via side streets)USE Residential TYPE single familyMATERIALS wood shingles, asbestos (#190) STORIES 2½ROOFS gable (#170, 176, 180), hip (#190), gambrel (#200)BUILDING PLACEMENT These 5 houses distinguished from others in neighborhood  
due in part to larger lot size (2 houses per block) and elevated corner sites.SET BACK deep - 40-50- feet up inclineARCHITECTURAL STYLE(S) shingle style/Colonial RevivalEXTERIOR ALTERATION siding @#190 EXTERIOR CONDITION goodDEMOLITION/INTRUSIONS none

## SIGNIFICANCE (cont'd on reverse)

(Map) These five houses are especially imposing in a neighborhood dominated by early 20th-century single-family houses. The size, scale, late 19th-century design, deep setbacks, and elevated corner sites of 170, 176, 180, 190, and 200 Beech Street distinguish these dwellings from surrounding development.

The houses, which constitute the earliest intact development on Beech Street west of Washington Street, were constructed between ca. 1894 and 1901. Each house has two main facades, one facing Beech St. and the other the respective side streets. All but #190 are large Shingle Style/Colonial Revival houses designed by J. H. Morse, about whom nothing is known to date. The house at #190 (1901) is a Colonial Revival house with cross-gabled frontispiece and wrap-around porch, designed by Jacob Luipold. Other known buildings by Luipold, a resident of Mozart St. in Roslindale, include multi-family houses on Tower Street (see form) in Forest Hills.



## SIGNIFICANCE (cont'd)

Morse's designs for the three oldest houses in the development, #170, 176, and 180 (1894), incorporate sweeping gable roofs, full-width porches with columns and shingled balustrades at the lower roof slope, and a common element: a pedimented, 2-story, cut-away bay located at the upper slope of the gable end. In fact, the Beech St. (S) facade of #180 (photo) and the Aldrich St. facade (E) of #170 (photo) are virtually identical. The builder, Phillip M. Brown, constructed 2-family houses on Birch, Farquhar, and South Fairview Streets and Prospect Ave. in the 1890's. The fourth Morse design is a gambrel house with integral porch and hipped 2-story bay window at #200 (1898). This house was built by the Wills Brothers of Newburg St., also builders of 30 Farquhar St. (see form).

Mrs. Abbie Hentz and her husband, Roslindale real estate agent Albert E. Hentz, were the original owners of #170 and 176 respectively. City directories yield no information on the original owner of #180, William H. Devins. Dr. Julius F. Hovestadt, a Boston dentist, was the original owner of #190, and Rachel T. Wills, probably connected to the Wills Brothers, owned #200.

Beech Street is a direct route between two winding streets through the survey area, Poplar Street in Roslindale and Centre Street in West Roxbury. The Centre Street end of Beech is now part of Belgrade Avenue. There is some indication that Beech Street existed as an unnamed lane as early as 1815. The street sustained its most rapid development between Washington St. and Belgrade in the early 20th century following the completion of the West Roxbury Parkway.

TREES AND PLANTINGS landscaped lots with broad lawns - trees generally at street intersections and at houses.

FENCING none - all but #190 have stone retaining walls at sidewalk - #190 is unfenced grassy slope.

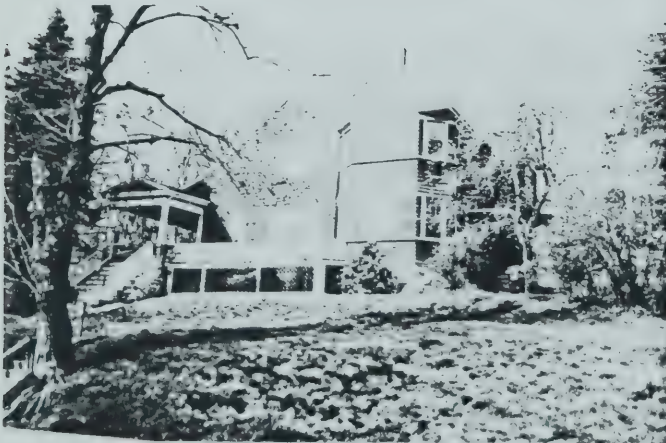
ART none

OTHER

BIBLIOGRAPHY Building permits. City directories.

maps and atlases: 1874 (Suffolk Co.); 1884, 1896, 1905 (Boston)

A Record of the Streets, Alleys, Places, etc. in the City of Boston. 1910



180 Beech St.



190 Beech St.



ADDRESS 426 Beech Street COR. Beram AvenueNAME Phineas Bates School  
present originalMAP No. 10N/6E SUB AREA Metropolitan Hill-BeechDATE 1929 "Names of Boston Schools"  
sourceARCHITECT Newhall & Blevins "Names of Boston's Schools"  
sourceBUILDER \_\_\_\_\_  
sourceOWNER City of Boston  
original presentPHOTOGRAPHS 31 - 2/1\*, 2/2, 2/3 - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) schoolNO. OF STORIES (1st to cornice) two plus raised basementDOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 story Georgian Revival school on raised basement. Brick parapet wall at roofline, stone cornice, stone water table. Facade with projecting end-bay pavilions. West pavilion has notched corners, unornamented triple window on first story. East pavilion contains main entrance in stone frontispiece; monumental stone stair from street, entry recessed in round-arch opening set into elaborate overscaled surround with broken pediment (cont.)

EXTERIOR ALTERATION (minor) moderate drastic entry doors replacedCONDITION (good) fair poor \_\_\_\_\_ LOT AREA 67,077 sq. feetNOTEWORTHY SITE CHARACTERISTICS elevated site on North side of Beech Street

## SIGNIFICANCE (cont'd on reverse)

DESCRIPTION (cont) corner pilasters, modillion cornice. Single window over entry, double hung sash, molded surround. Stone parapet wall bears name of school. Remaining windows are single throughout, generally 6-over-6 sash behind metal security grids.

SIGNIFICANCE The Phineas Bates School, the second on this site, is an excellent example of Georgian Revival institutional design on a small scale. An earlier school on the site was the first school erected under the exclusive control of the School Committee after passage of an act placing construction of school buildings under the direction of that board. The building

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	<u>x</u>	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

was outgrown shortly after completion, and was replaced by the present building in 1929. Phineas Bates was Secretary of the Boston School Committee from 1879 to 1896.

Newhall & Blevins were active in Boston and the vicinity from c.1900 to the decease of Newhall in 1925. Phineas Bates was Secretary of the Boston School Committee from 1879 to 1896.

Newhall & Blevins were active in Boston and the vicinity from c.1900 to the decease of Newhall in 1925. Louis C. Newhall (1869-1925) was born and educated in Malden, attended Tufts University and graduated from Boston Tech. He worked as a draftsman in Boston before winning the Rotch Traveling Scholarship in 1898. Upon returning to Boston he formed a partnership with Albert H. Blevins (1874-1946), a Harvard Graduate. The firm had a large practice, designing schools, hotels, churches and private residences. Among the firm's work are the Boston City Club (1916); the Third Congregational Church, Harvard Street Lutheran Church, and apartment hotels in Cambridge; the municipal gymnasium and public baths in East Boston; and the William Lloyd Garrison School on 20 Hutchings Street in Roxbury.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and Atlases: 1924, 1929, 1950

School Volunteers for Boston Inc. Names of Boston's Public Elementary and Middle Schools: Their Origins. 1980.

Boston Public Library Fine Arts Department, Architects File.

Withey. Biographical Dictionary of American Architects (Deceased).

Building Permits - original permit not located.



ADDRESS 2-14 Belgrade COR. 1-9 Birch Street

NAME Masonic Building /Central Building  
present original

MAP No. 12N/6E SUB AREA Village/lower Wash.

DATE 1899, 1921 (addition) permit/permit  
source

Oscar A. Thayer Carpenter

ARCHITECT Henry Bailey Alden (addition) permit  
source

Cullen Bros. permit

BUILDER Somers & Drisko (addition) Bldg. jacket  
source

OWNER Benjamin Cobleigh, Jr.  
original present

PHOTOGRAPHS 42 - 1/5\*, 2/1, 2/2, -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Commercial Block

NO. OF STORIES (1st to cornice) Three Pitched roof superstructure  
plus over S.W. corner

OF flat cupola ----- dormers -----

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: wedge-shaped comm. bldg. of Georgian Rev. inspiration. Wrap  
facade, 18 bays on Belgrade and 14 on Birch. Double door entry to upper  
levels in 11/12th bays on Belgrade. Pressed brick piers, alternating red  
and white double courses w/ cast stone capitals and granite plinths.  
Storefront system of recessed entries, multi-pane transoms, metal signband;  
some brick infill. Keyed window openings w/ double-hung sash on 2 and 3.

EXTERIOR ALTERATION minor moderate drastic Storefront infill, aluminum storm sash

CONDITION good fair poor LOT AREA 4800 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Prominent corner site defining northern  
edge of Roslindale Village commercial district.

### SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): Oriel window on 3, Belgrade side. 2 white  
brick stringcourses bt. 2 and 3. Dentil cornice of galvanized iron.  
Rect. stucco superstructure w/ steel frame /sw corner of roof.

### SIGNIFICANCE:

Large comm. block associated with rapid suburbanization of Roslindale  
and growth of the Village at the turn of the 20th century. Benjamin  
Cobleigh opened a real estate office on the site in 1898.

The building constructed in 1899 was centrally located with ready access





Moved; date if known -----

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

to both the railroad and the electric streetcars that ran down Belgrade Ave. toward West Roxbury and Dedham. Roslindale's 1st branch post office occupied the building (1899-1915): although Roslindale had been established as a postal district in 1870, opening of a branch office was delayed pending sufficient need. Another early tenant was the First Nat'l Bank of Boston (1915 to 1960's).

In 1921, the Ros. Masonic Bldg. Assen., a partnership of the Ros. Prospect Lodge (inc. 1915) and the West Roxbury Lodge (incl 1920) purchased the building from Cobleigh, adding a 3rd floor and renovating the interior. The original cornice was relocated to the present roofline. The building remains a lodge although the West Rox. group relocated in the early 1980's.

Oscar A. Thayer (1870-1950), a Boston-based architect who resided in Roslindale and later West Roxbury, was active in the development of the district. Other than his work as a draftsman for Boston architect George F. Newton, little is known about Thayer's education or practice. He reportedly designed the West Roxbury Branch Library in addition to the West Rox. M.E. Church on Park St. (1904, see form) and several houses, most in the Highland and Bellevue Hill sections of West Roxbury.

Henry Bailey Alden (1862-1939), a member of Roslindale's Prospect Lodge since 1917, designed the 1921 addition and renovations. Born in

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for inclusion in Roslindale Village National Register historic district.

SIGNIFICANCE (CONT): Somerville. Alden studied architecture at MIT before joining the Boston firm Parker, Thomas & Rice, where he remained as an associate for many years. Alden also designed at least one house in the survey area, 56 Landseer St. in West Rox. (1901).

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

B.P.L. Fine Arts Dept., Architects File.

Carpenter, John. Student Report on Masonic Building for the Boston Landmark's Commission. October 1988



Street Information Form No. <sup>WR</sup> 1001 Area West Rox.

ADDRESSES 47, 51, 55, 59, Belle Avenue

MAP NO. 9N/3E SUB-AREA Spring-upper Wash.

DATES 1858-1874 maps  
source

PHOTOGRAPHS 23-3/2\* 3/3, 3/4\*, 3/5, 4/1-89

STREET PATTERN Lone narrow street west of and parallel to abandoned

West Roxbury branch line of Boston & Providence Railroad

TOPOGRAPHY Incline east from Laurie Avenue, continuing to rise on east  
side of street along former railroad corridor approaching Baker street.

VISTAS Across railroad bed to rear of houses on Joyce Kilmer Road.

USE Residential TYPE Single family cottages.

MATERIALS clapboards, asphalt roofs STORIES 1 1/2

ROOFS Hip on mausard

BUILDING PLACEMENT regularly spaced Gould Street intersection - large  
large rear yards dropping west to Laurie Ave.

SET BACK Uniform, close to street.

ARCHITECTURAL STYLE(S) Second Empire

EXTERIOR ALTERATION siding EXTERIOR CONDITION good

DEMOLITION/INTRUSIONS none

SIGNIFICANCE (cont'd on reverse)

(Map)

This block of four Second Empire houses constitutes an early residential subdivision of the West Roxbury Land Co. In the 1870's the company platted and sold many lots in the Spring Street vicinity, extending south to the Charles River and east to the West Roxbury branch railroad. Built for persons of modest means, the Belle Ave. houses faced the tracks of the West Roxbury branch of the Boston & Providence Railroad (1848), which made a station stop at nearby Spring Street.

All four houses have 3-bay facades, end-bay entries marked by overdoors on Italianate scroll brackets, 2-tier bay windows

## SIGNIFICANCE (cont'd)

on the south side, and recessed dormers. The majority have rear additions. Best preserved is 59 Belle Ave. (cor. Gould St.) with its wood siding and bracketed cornice.

Belle Avenue extended three blocks from Baker to Gould (formerly Clarence) St. in 1874; the land to the south was owned by John Smith. Three of the houses were sold by 1874: #47, owned by J. Weyssse, a cutter; #51, owned by Barnford; and #59, owned by Henry C. Kendall, a professor of penmanship at principal of the Normal Writing Institute at 18 Boylston Street in Boston. Belle Ave. was put through to the Dedham line in the early 20th century, and much of the street's residential development dates to that period or later.

TREES AND PLANTINGS Some shrubs define properties at Gould

Street end of block

FENCING None

ART None

OTHER \_\_\_\_\_

BIBLIOGRAPHY Maps and atlases: 1858 (Norfolk Co.), 1874 Suffolk Co.)

Brookline, Jamaica Plain, and West Roxbury directory, 1873

Boston City Directory, 1874



Near Bellevue

ADDRESS Bellvue Hill COR. Hill Road

NAME Bellevue Standpipe  
present original

MAP No. \_\_\_\_\_ SUB AREA Bellevue Hill

DATE 1916 Berger & Associates  
source

ARCHITECT \_\_\_\_\_  
source

BUILDER \_\_\_\_\_  
source

OWNER Metropolitan District Commission  
original present

PHOTOGRAPHS \_\_\_\_\_



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Water Tower

NO. OF STORIES (1st to cornice) one plus --

JOE flat cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone Rockport concrete iron/steel/alum.  
Granite

#### BRIEF DESCRIPTION

Rounded masonry tower of Rockport granite enclosing steel tank  
(capacity: 250,000 gallons)

EXTERIOR ALTERATION minor moderate drastic \_\_\_\_\_

CONDITION good fair poor \_\_\_\_\_ LOT AREA \_\_\_\_\_ sq. feet

NOTEWORTHY SITE CHARACTERISTICS Tower occupies clearing at crest of

wooded hill; highest elevation -370 feet above sea level-within city limits

#### SIGNIFICANCE (cont'd on reverse)

The Bellevue standpipe, a vertical reservoir, is the second on the site; the first was a shingle-clad structure constructed in 1888. A component of the vast water supply network of metropolitan Boston, the standpipe <sup>(Map)</sup> has a capacity of 250,000 gallons and stores water conveyed from the Chestnut Hill Reservoir via the Hyde Park Pumping Station (1916). The first Bellevue standpipe (capacity: 125,000 gals.) worked in concert with the West Roxbury Pumping Station (1886, demolished) at Washington St. at Metropolitan Ave., which pumped water from the

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>  X  </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>    </u>				

Significance (include explanation of themes checked above)

Fisher Hill standpipe in Brookline to Bellevue Hill. Construction of the pumping station in recently annexed Hyde Park resulted in the abandonment of the West Roxbury station. (Berger)

Passage of the Metropolitan Water Act by the state legislature in 1895 created the Metropolitan Water District, comprising Boston and twelve other municipalities. The act provided that by Jan. 1, 1989 the Metropolitan Water Board should acquire the existing Cochituate (1884) and Sudbury (1900) water supplies of the City of Boston as well as the Spot Pond supply of Malden, Medford, and Melrose. The present enclosed steel tank on Bellevue Hill was constructed for the "southern extra-high service". Other masonry-clad steel tanks were erected on Forbes Hill, Quincy (1900) and at Arlington Heights (1921). [Foss]

Bellevue Hill (elevation 370 ft.), the highest point in the city of Boston, was reportedly given to the city by William Blakemore, a real estate developer and land owner responsible for initial residential development of the hill 'swesterly slope. The hill was originally known as Muddy Pond Hill, a reference to Muddy Pond (now Turtle Pond) directly south. Acquired in 1894 by the Metropolitan Park Commission (now the Metropolitan District Commission),

Preservation Consideration (accessibility, re-use possibilities, capacity CONT.\*\*  
for public use and enjoyment, protection, utilities, context)

Additional research recommended for inclusion of standpipe in a National register thematic nomination of the Boston water supply system.

\*\* Bellevue Hill was incorporated into a landscaped roadway and park system designed by the Olmsted Brothers--linking Stony Brook Reservsation with the Arnold Arboretum via the West Roxbury Parkway.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) Atlases of Boston (Bromley): 1896, 1905,

1924.

Boston 200 Neighborhood series. West Roxbury, Boston: The Boston 200 Corporation, 1976.

Foss, William E. et al. Description of the Metropolitan Water Works 1846-1932, Boston: MDC Employees, 1932

Louis Berger & Associates, Inc. The Water Supply System of Metropolitan Boston 1845 - 1932, MS, 1984



ADDRESS 26-30 Bellevue St. COR. March Avenue

NAME

presentoriginalMAP No. 11N/4ESUB AREA Bellevue HillDATE 1928permitsourceARCHITECT J. W. LouispermitsourceBUILDER Jacob Dillard (?)permitsourceOWNER Jacob Dillard (?)originalpresentPHOTOGRAPHS 15-6/1, 6/2, 6/3, 6/4\*-89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) three plus raised basementNO. OF flat cupola -- dormers --MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION 3-st. Federal Rev. apt. block on raised basement, 20 x 5 bays.  
2 finished street elevations, central lightwell, porches recessed on W side and  
projecting at rear (N). Brick parapet wall, stone dentil cornice over 3, string  
course over 2, water table. Symm. 8-bay facade, projecting pavilions at 2nd/3rd  
and 6th/7th bays, each distinguished by entrance at ground level and balustrade  
at roofline. Entrances marked by porticos of Corinthian columns w/ iron balustrades (cont.)EXTERIOR ALTERATION minor moderate drastic replacement entry doorsCONDITION good fair poor LOT AREA 14,376 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

## SIGNIFICANCE (cont'd on reverse)

Description (cont.): above. Brick in decorative cross-hatching pattern accented  
by cast stone corner blocks at center of facade. Triple  
windows on pavilions and paired windows elsewhere; 6/1 sash.  
Hierarchy of window orn.: stone segmental-arch window heads  
w/ sculptural relief on 1, keystones in relief on 2.A fine example of the Federal Revival style, this  
apartment building is reportedly the oldest apartment block



Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>    </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>    </u>				

Significance (include explanation of themes checked above)

in West Roxbury, and the only such building until the late 1950s.

J. W. Louis, the architect, is shown on the building permit with a business address at 39 Court Street in downtown Boston. City directories yield no information about Louis or the first owner, Jacob Dillard.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1905, 1914, 1924 (Boston); 1929 (Boston Sanborn)  
Boston 200 Neighborhood History Series. West Roxbury. 1975.

ADDRESS 174 Bellevue St. COR. Oriole St.

NAME present original

MAP No. 11N/4E SUB AREA Bellvue Hill

DATE 1898 permit  
source

ARCHITECT D.D. Cassidy Jr. Permit  
source

BUILDER M.J. Paine Permit  
source

OWNER Frederic H. Chase  
original present

PHOTOGRAPHS 16-5/2, 5/3, 5/4\*-89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) one plus Second story in lower roof slope/ upper: attic

ROOF Gambrel cupola ---- dormers Hip, eyebrow

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Queen Anne/Col. Rev. house w/ side-gambrel roof. Brick end chimney E side. Center recessed entry flanked by bay windows w/ double-hung sash. Plain porch supports at entry. Unusual hipped combination dormer in lower slope of gambrel roof consisting of 2 polygonal bays (over bays on 1) connected with band of triple windows. Dormer bays have diamond-pane casement sash, triple window has double-hung w/ tracery in upper sash.

EXTERIOR ALTERATION minor moderate drastic Storm sash

CONDITION good fair poor LOT AREA 5437 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Moderate set back on corner lot.

# SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): Paired windows, 9/1 sash on side elevations. Central eyebrow dormer on upper slope of roof.

(Map)

Despite of its Queen Anne detailing, the gambrel roof and symmetrical massing of 174 Bellevue Street demonstrate the growing influence of the

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X_____	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Colonial Revival. This house is part of the second wave of home-building (mid-1880's through 1890's) that contributed to West Roxbury's transformation into an important suburban community by the early 20th century. The first owner, Frederic H. Chase, was a lawyer who maintained offices at the Suffolk Co. Courthouse in Pemberton Square and on Tremont Street as a partner in the firm of Sughrue, McLaughlin & Chase.

Nothing is known about the architect, D. D. Cassidy Jr., whose business address was 18 Broadway, New York City. Further research may establish the initial connection between Chase and Cassidy that led to the construction of this house.

Bellevue Street, formerly Lyon Street, is a major axis through the neighborhood, extending from Centre St. to Bellevue Hill Road near the crest of the hill. The street was extended east of Centre Street as early as 1825, and the old Lyon homestead was located near the foot of the street near Centre. The Linnet Street/Oriole Street vicinity was developed beginning in the 1890's with substantial houses on mid-size lots.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building Permits.

Maps and atlases: 1884, 1896, 1905 (Boston)

Drake, Francis S. The Town of West Roxbury: Its Memorable Persons and Places. Reprint of 1878 edition, 1905.

Boston City Directories.





ADDRESS 195 Bellvue St. COR. Howitt Rd.  
 NAME present original  
 MAP No. 11 N/4E SUB AREA Bellvue Hill  
 DATE 1914 permit  
source  
 ARCHITECT Joseph W. Folkins Permit  
source  
 BUILDER Harold R. Duffie permit  
source  
 OWNER Heber Frazee  
original present  
 PHOTOGRAPHS 16- 5/5, 6/1\*, 6/2, - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
 (non-residential)  
 NO. OF STORIES (1st to cornice) one plus Second story in lower roof slope/attic in upper slope.  
 ROOF Gambrel cupola ---- dormers gable shed  
 MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
 (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 2 1/2-st. Colonial Rev. house w/ front-facing gambrel roof. 2-bay facade: sidelit entry and bay on 1,2 pairs of windows on 2, two attic windows. Continuous window heads and pent hoods over windows on 2 and in attic, respectively. 2nd st. overhang on E side; 3-tier projecting bay culminates in gabled dormer w/ shigled walls on upper slope of roof. Paired and single windows in pavilion, shed dormers flanking pavilion on 2. 6/1 sash throughout. 1-st. full-width porch, clustered columns\*\*

EXTERIOR ALTERATION minor moderate drastic storm sash and door  
 CONDITION good fair poor LOT AREA 5040 sq. feet  
 NOTEWORTHY SITE CHARACTERISTICS Moderate set back from Bellvue ave. on corner site  
- garage and driveway off Howitt street

BRIEF DESCRIPTION (CONT.) SIGNIFICANCE (cont'd on reverse)  
 \*\* on stone piers, balustrade on 2.

In Colonial Revival houses with gambrel roofs, the front-facing gambrel was the most common form from ca. 1895-1915; side gambrels became dominant in the 1920's and 1930's. The house at 195 Bellvue Street, while a later example of its form, is one of a limited number of front-gambrel houses observed in the survey area.

Heber Frazee was a clerk who lived and worked in Roxbury; it is not known whether Frazee built the house on speculation or for his own residence. Little is known about architect Joseph W. Folkins, whose office address was shown as 83 Washington

Moved; date if known -----

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Street on the building permit application. Harold Duffie, on the other hand, had a role in the construction of many houses in West Roxbury, Roslindale and Forest Hills in the 1910's and 1920's. The Roslindale-based architect/builder, often working with his brother (?) Richard Duffie, designed and/or built one and two-family houses. Among Duffie's commissions are 136, 140, 143 and 147 Manthorne Rd. (see forms); 52 and 78 Fletcher Street (see street form); and 50 Orchard Hill Road; as well as a development of five houses on Weld Street between Willow and maple Streets (see street form).

Bellevue Street, formerly Lyon Street, is a major axis through the neighborhood, extending from Centre St. to Bellevue Hill Road near the crest of the hill. The street was extended east of Centre Street as early as 1825, and the old Lyon homestead located near the foot of the street near Centre. Howitt Road was not cut through until the subdivision of the immediate area between 1905 and ca. 1914.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Maps and atlases: 1884, 1896, 1905, 1914 (Boston)

Boston Directories.

Drake, Frances, The town of West Roxbury: Its memorable Persons and Places.  
Reprint of 1878 ed. 1905



ADDRESSES 75, 79, 83, 85, 87 Belgrade Avenue

MAP NO. 12N/6E SUB-AREA Village/lower Wash

DATES 1925-1928 permits  
source

PHOTOGRAPHS 39-2/5, 3/1\*, 3/2 -3/4, 3/5\* -89

STREET PATTERN Busy local artery laid out parallel to railroad  
tracks, connecting Roslindale Village to West Roxbury Parkway

TOPOGRAPHY level, with decline NW to railroad bed.

VISTAS Railroad tracks visible to NW behind houses

USE residential TYPE triple-deckers

MATERIALS wood shingles STORIES three

ROOFS flat

BUILDING PLACEMENT regularly spaced on N side of Street  
beginning opposite pinehurst St.

SET BACK close to sidewalk

ARCHITECTURAL STYLE(S) Colonial Revival Vernacular  
second entry at

EXTERIOR ALTERATION /on#89 EXTERIOR CONDITION good

DEMOLITION/INTRUSIONS none

### SIGNIFICANCE (cont'd on reverse)

This row of five houses near Roslindale village is typical of the clusters of triple-deckers seen throughout Roslindale, particularly on Washington Street, at the West Roxbury Parkway end of Belgrade Ave., on Durnell Ave. (see street form), on Seymour St. (see street form), and in isolated instances on Hewlett and other streets. Construction of triple-deckers was one solution to the problem of housing a rapidly expanding population in Roslindale in the early decades of the 20th century.

Two distinct designs seen in this row are distinguished primarily by their front porches. The facade of the first design, evident at #75 (photo), 79, and 83, consists of a 3-story polygonal window bay adjacent to the porch bay, which contains paired





## SIGNIFICANCE (cont'd)

entrances on the first floor. The porch has paired shingled corner posts on the first floor, rising to square double-height posts for porches at the 2nd and 3rd floors. Porches, window and door surrounds, and cornices are unornamented; windows contain 6/1 sash. Each building also has a three-story porch at the rear. The second design, seen at #85 and 87 (photo), is for a slightly larger house with a polygonal bay and wider paired-entry bay. These front porches on these houses have one-story Doric posts.

George Magavero, a Roslindale real estate agent with offices at 20 Belgrade, developed #75, 79, and 83 in 1925. The Boston architecture firm of J. Frederick Krokyn, Ambrose Brown, and Arthur Rosenstein produced the designs. Working independently, Rosenstein designed three chapels for Jewish congregations at Mt. Lebanon Cemetery in West Roxbury (see form) in the 1940's and 1950's.

Charles Cronin, a Boston real estate agent, developed #85 (1927) and #87 (1928) with Albin F. Brodin as architect. Little is known about Brodin's career. He resided at 10 Hadwin Way in the Mt. Hope section of Roslindale, and designed a number of 20th-century homes in the survey area, including 112 Manthorne St. (1913, see form), 18 Pomfret St. (1926), and bungalows on Potomac Street (see form) in West Roxbury, plus a row of seven brick single-family houses on American Legion Highway (ca. 1934, see form).

Belgrade Ave. was known as Williams St. until 1881 and Brandon Street until 1903.

TREES AND PLANTINGS shrubs at houses, trees at edge of sidewalk

FENCING none

ART none

OTHER

BIBLIOGRAPHY Building permits. City directories.

Carpenter, John M. Student Report on Masonic Building for Boston Landmarks Commission.

Oct. 1988.

ADDRESS 11 Bexley Rd. COR. Near Washington St.

NAME present original

MAP No. 12N/7E SUB AREA Village lower Wash

DATE 1858 - ca. 1873 maps, directories  
source

ARCHITECT source

BUILDER Chas. W. Whittemore? (1873)  
source

OWNER original present

PHOTOGRAPHS 41 - 2/4, 2/5\*, 3/1, 3/2 - 89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

ROOF gable cupola -- dormers pedimented gable

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Greek Rev. house on stone foundation. Pedimented gable facade, wide frieze, dentil cornice, wood corner quoins giving appearance of pilasters (capital at cornice line). 3-bay facade, side-hall plan. Long windows on 1, 2/2 sash throughout. Bracketed 2-st. bay window W side. 1-st. full-width porch w/ wide frieze, fluted columns on stone piers, turned balustrade. Pedimented dormers E and W sides. Flushboard siding in facade gable.

EXTERIOR ALTERATION minor moderate drastic storm sash

CONDITION good fair poor LOT AREA 4000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS trees screen first floor of house

from street - rubblestone way at sidewalk

# SIGNIFICANCE (cont'd on reverse)

11 Bexley Road is one of the few Greek Revival dwellings observed in the survey area and a well-preserved example of the gable-front form. A 2-story bay window on the west side is probably a later addition. The house predates the street, which was cut through the former C. W. Whittemore property late in the 19th century. Most of the houses on Bexley Road date to the early decades of the 20th century.

Charles W. Whittemore, a local flour and grain dealer and member of a prominent Roslindale/West Roxbury family, had a house on this site by 1874. Whither the present

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

house was his or was moved in after the creation of the street has not been established.

The house is historically significant as a remnant of Roslindale's pre-annexation residential development, and likely was present before the community formerly known as South Street Crossing was established as the postal district of Roslindale in March 1870.

Deed research would shed light on the early history of this house.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

1935 permit issued to convert to 2-family house.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1858 (Norfolk); 1874 (Suffolk); 1884, 1896 (Boston)  
Brookline, Jamaica Plain, and West Roxbury directory, 1873.  
Building permits.



BOSTON LANDMARKS COMMISSION Street Information Form No. <sup>WR</sup>1002 Area West Rox.



ADDRESSES 4-34 (even) and 7-33(odd) Brier Road

MAP NO. 10N/4E SUB-AREA Bellevue Hill

DATES ca. 1926 - 1950 permits, maps  
source

PHOTOGRAPHS 18-1/1\*, 1/2\*, 1/3, 1/4, 1/5\*-89

STREET PATTERN One block side street of Lagrange running to unpaved  
segment of St. Theresa Ave. - wide St.

TOPOGRAPHY Level

VISTAS N to Lagrange St., S. to rocky wooded area across St. Theresa Ave.

USE Residential TYPE single family

MATERIALS shingles, clapboards STORIES 1 1/2-2

ROOFS gable, hip

BUILDING PLACEMENT Evenly spaced.

SET BACK Close to street; small front yards.

ARCHITECTURAL STYLE(S) Craftsman, vernacular early 20th.

EXTERIOR ALTERATION porch infill EXTERIOR CONDITION good

DEMOLITION/INTRUSIONS Contemporary suburban house near Lagrange at #4

#### SIGNIFICANCE (cont'd on reverse)

The houses on Brier Road, a one-block street off Lagrange St., are typical of early to mid-20th century residential infill construction usually found near major routes through West Roxbury.

Formerly known as Summit Road, Brier Road was laid out in one of the last estates to be subdivided in the Bellevue Hill section. The Crosby estate on Cottage Ave. remained largely intact from ca. 1875 through World War I. Single-block streets between Lagrange St. and Cottage (now St. Theresa) Ave. were developed from ca. 1925 to ca. 1950.

Local carpenters and builders, including Charles J. Hart of 15 Whiting St., Rox. and Richmond A. Clark, appear to have been responsible for the earliest development of Brier Road in the late 1920's. Craftsman-style bungalows dominate on the street. Typically, these shingled houses are 1 1/2 stories on a high cement foundation with gable roofs, exposed rafters, and 2-bay facades consisting of a tripartite window and a gabled entry porch. Porches generally have side entries and short corner columns on shingled balustrades. Other ornament includes blind

## SIGNIFICANCE (cont'd)

fans in gable ends and broken pedimented window surrounds on the facade (#20). Tracery in attic windows and 6/1 sash is intact elsewhere (#31).

Two-story houses that depart from the bungalow form are generally vernacular dwellings of the mid-20th century.



TREES AND PLANTINGS hedges at street, trees lining street

FENCING chain link or picket fencing between properties

ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits. City directories.

maps and atlases: 1874 9Suffolk Co.); 1884, 1896, 1905, 1914 (Boston);

1929, 1950 (Boston Sanborns)

ADDRESS 50 Brown Ave. near  
COR. Cummins HighwayNAME St. Theresa House  
present originalMAP No. 11N/7E SUB AREA Metrop. Hill/BeechDATE 1874 - ca. 1884 maps, atlases  
sourceARCHITECT  
sourceBUILDER  
sourceOWNER H.C. Bowdlear (1884)  
original presentPHOTOGRAPHS 30 - 5/1\*, 5/2, 5/3, -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) Two plus atticROOF Gable cupola -- dormers GableMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 2 1/2-st. Queen Anne house. Steeply pitched roof and overhanging bracketed eaves. 3-bay facade, center entry w/ sidelights; central cross-gable projection on 2 flanked by smaller gabled wall dormers. Decorative trusses in all gables. Thin cornerboards. 1-st. entry porch w/ clustered columns on shingled balustrade, side entry. Paired windows on 1 and 2 in side (street) elevation w/ 1/1 sash; 2/2 sash in single windows on facade.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 28,504 sq. feetNOTEWORTHY SITE CHARACTERISTICS Small garden and wooden picket fenceseparate house from sidewalk - facade perpendicular to street

## SIGNIFICANCE (cont'd on reverse)

This vernacular Queen Anne house is noteworthy for its decorative detailing and orientation, with facade perpendicular to the street.

H. C. Bowdlear owned the house in 1884. The city directory for that year shows Bowdlear working for William H. Bowdlear & Co., beeswax bleachers and refiners located at 147 Pearl Street in Boston. The house at 50 Brown Avenue appears to represent



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>  x  </u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

commuter-generated residential construction in Roslindale in the second half of the 19th-century. The nearest station of the Boston & Providence Railroad (later New York, New Haven & Hartford) was Mt. Hope, at the top of Brown Ave. north of this house.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1874 (Suffolk); 1884 (Boston).  
Boston city directories.

Although the date of the house's construction is uncertain, Moses Merrill, a Boston grocer, resided in a house on this site in 1873. By 1895, the present house was rented by Father John Cummins of Sacred Heart Church (see form) across Brown Avenue. The parish used the house as a rectory before constructing a rectory on Ashland Ave. A photograph of the house appears in Sullivan's history of the Archdiocese

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

of Boston (1895).

The date of the house's conversion to a two-family dwelling is unknown.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1858 (Norfolk); 1874 (Suffolk); 1884 (Boston).

Brookline, Jamaica Plain, and West Roxbury directory, 1873.

Sullivan, James S., ed. A Graphic, Historical, and Pictorial Account of the Catholic Church of New England Embracing the Archdiocese of Boston, Boston and Portland: Illustrated Publishing Co., 1895.



BOSTON LANDMARKS COMMISSION Street Information Form No. WIK 101E Area West Roxbury  
2542-2550 Centre St.  
99-157 (odd) Stimson St SEE STIMSON ST  
96-116 (even) Stimson FOR ORIGINAL  
ADDRESSES 7-23 and 8-24 Bryant Rd.



MAP NO. 7N-8N/3E SUB-AREA Spring upper Wash.

DATES 1924, 1954 permits  
source

PHOTOGRAPHS 20-1/1, 2/1\*, 2/2\*, 2/3, 2/4\*, -89

STREET PATTERN Two blocks on Stimson St. E. of Centre St.

and Bryant Rd., a cul-de-sac off Stimson St.

TOPOGRAPHY Hilly near Centre St. leveling out below Bryant Rd; Bryant Rd.  
is level.

VISTAS length of street

USE residential TYPE single family capes

MATERIALS shingles, clapboards, brick veneer STORIES 1½

ROOFS gable, with gable dormers on some facades.

BUILDING PLACEMENT regular intervals at grade along Stimson and Bryant Rd.  
Houses set into incline on Centre Street.

SET BACK Uniform, with small front yards.

ARCHITECTURAL STYLE(S) Contemporary Suburban  
Aluminum awnings

EXTERIOR ALTERATION picture windows EXTERIOR CONDITION generally good.

DEMOLITION/INTRUSIONS #127 raised to a full two stories.

#### SIGNIFICANCE (cont'd on reverse)

This intact development of contemporary suburban capes is located in an area of West Roxbury noted for its quantity of post-World War II residential construction. The development, with a majority of houses now nearly fifty years old, is remarkable for its uniformity of design and scale. In addition, Bryant Road is the most coherently designed cul-de-sac in the survey area.

All houses on Centre St., Bryant Rd., and the odd side of Stimson St. were built by and for Frank Lorsordo & Son Inc. of 35 George St., Hyde Park. According to building permits, the estimated cost of each cape was \$3500. These three-quarter capes, built ca. 1942, have end-wall chimneys and 6/6 sash; some have gabled dormers on the facade. Houses on the even side of Stimson St. were built in 1954-1955 by Mutual Service

## SIGNIFICANCE (cont'd)

Construction Co., 758 Blue Hill Ave., Dorchester. Philip M. Shapiro of that company was architect. These later houses are generally similar to the Losordo houses with the exception of differing chimney details.

The confinement of shed roof dormers and other expansions to rear elevations suggests an appreciation for the uniformity of the neighborhood. Only one house breaks that uniformity: 127 Stimson St., which was 2 stories as early as 1950.

Formerly on the land of Jeremiah Stimson, Stimson St. was cut through from Centre to Washington Streets by 1896. Most development on this older section of the street dates to the 20th century.

This block of four Second Empire houses constitutes an early residential subdivision of the West Roxbury Land Co. In the 1870's the company platted and sold many lots in the Spring Street vicinity, extending south to the Charles River and east to the West Roxbury branch railroad. Built for persons of modest means, the Belle Ave. houses faced the tracks of the West Roxbury branch of the Boston and Providence Railroad (1848), which made a station stop at nearby Spring Street.

TREES AND PLANTINGS trees rimming Bryant Road cul-de-sac

FENCING chain link fences at some properties

ART none

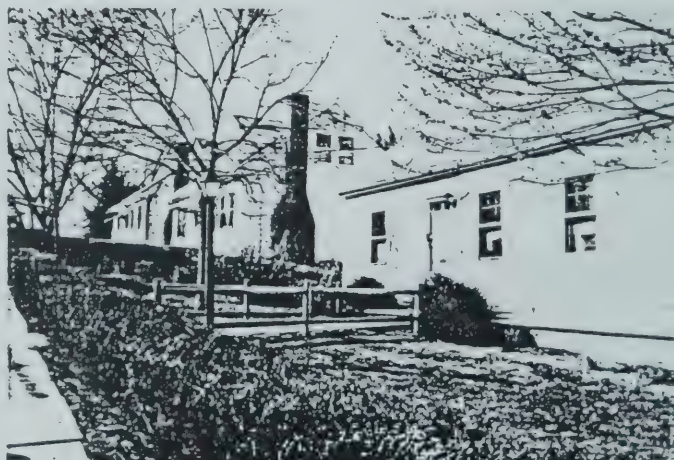
OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits.

maps and atlases: 1905, 1914 (Boston); 1929, 1950 (Boston Sanborns)



Bryant Road



Stimson Street



BOSTON LANDMARKS COMMISSION Street Information Form No. RD 1005 Area Roslindale



ADDRESSES Burrwood Road 8-24(even) 11-45(odd)

MAP NO. 13N/5E SUB-AREA Centre-South

DATES 1941

source

PHOTOGRAPHS 1 - 2/5, 3/1\*, 3/2\*, 3/3 - 89

STREET PATTERN Curved block between Gretter Road and Morey Street - one way Street toward Morey.

TOPOGRAPHY Level (in contrast to hilly terrain on south side of Weld Street)

VISTAS Length of street.

USE Residential TYPE Single family capes

MATERIALS Wood STORIES 1½

ROOFS Gable and gambrel

BUILDING PLACEMENT Regular lots, driveways between houses

SET BACK Uniform setback, approximately 15 feet

ARCHITECTURAL STYLE(S) Contemporary suburban

EXTERIOR ALTERATION Storm sash EXTERIOR CONDITION Good

DEMOLITION/INTRUSIONS None

#### SIGNIFICANCE (cont'd on reverse)

The Burrwood Road houses are typical of mid 20th-century residential development in the survey area. This block of capes clearly illustrates the impact of uniform development that completed Roslindale's and West Roxbury's suburban transformation. A West Roxbury counterpart is the cape development on Stimson Street and Bryant Road (see street Form).

Arthur Wood under Wood Realty Trust developed the subdivision in 1941. Architect of the houses was R.J. Williams, whose office was at 146 Mass. Ave. in Boston.

The bulk of the land bounded by Centre Street, Church Street and the present VFW Parkway comprised a portion of the Weld estate and remained largely undeveloped until the early decades of the 20th century. Burrwood Road remained an extension of Buchanan Road until at least the late 1940s.



SIGNIFICANCE (cont'd)



TREES AND PLANTINGS Shrubs, no major trees.

FENCING Some chain link, defining yards

ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits, City directories.

Maps and Atlases: 1929, 1950 (Boston Sanborns)

NAME \_\_\_\_\_

present original

MAP No. 11N/8E SUB AREA Mt. Hope

DATE 1874-ca. 1883 (remodeled 1922) <sup>permit</sup> Maps, atlases  
source

ARCHITECT \_\_\_\_\_ source

BUILDER \_\_\_\_\_ source \_\_\_\_\_

OWNER Thomas Manning (1874)  
original present

PHOTOGRAPHS 27 - 5/1\*, 6/1, 6/2, 6/3-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Originally store and dwelling; now three family house

10. OF STORIES (1st to cornice) three plus attic

ROOF    hip                      cupola    --                      dormers    gable

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone \_\_\_\_\_ concrete iron/steel/alum.

**BRIEF DESCRIPTION:** 3 1/2-st. house exhibiting some Colonial Revival detailing. 3-bay, center-entry facade. Bay windows on 2 and 3 at E and W corners. Entry w/ adjacent 2/2 window beneath 1-st., 1-bay porch, plain posts and balustrade on 1 and 2. Pediment w/ ornamental relief over center window on 2, large gabled dormer w/ architrave surround at center over 3. Windows on side elevations unornamented. 2/2 sash throughout 3-st. rear porches.

EXTERIOR ALTERATION    minor    moderate    drastic rear porches on Mt. Calvary Rd.

CONDITION good fair poor \_\_\_\_\_ LOT AREA 15,060 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Prominent corner site as approached  
from N; large carriage house at rear of property.

SIGNIFICANCE (cont'd on reverse)

The house at 850 Canterbury Street is significant for its long association with the Mt. Hope community. The building was constructed by Thomas F. Manning as a single-family house with ground floor store. Manning (b. 1852), a native of Co. (Map) Roscommon in Ireland, spent seven years in Roxbury before opening his grocery and provision store on this site ca. 1874; it is not known whether

Moved; date if known ----

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	x				

Significance (include explanation of themes checked above)

the core of the present building dates to 1875 or is later.

In 1922, Boston-based architect James Murray designed the building's remodeling for Mary A. Manning. At that time, the house and store were converted into a three-family house: the store, 2nd, and 3rd floors were made into apartments, and the one-story front porch and three-story rear porches were added. The bay windows and other window details on the facade likely date to the remodeling.

Mt. Calvary Road next to the house was known as Berry Street as late as the 1920's.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits - no original permit.

Maps and atlases: 1874 (Suffolk Co.); 1884, 1896, 1904, 1914 (Boston); 1929 (Boston Sanborn)

Boston City directories.

West Roxbury and Roslindale - Residential Suburbs.

Souvenir ed. of West Roxbury News,, ca. 1905



ADDRESS 1940 Centre St. COR. Bellevue StreetNAME present Engine #30 originalMAP No. 11-12N/4E SUB AREA HighlandDATE 1898 West Roxbury News  
sourceARCHITECT Edmund March Wheelwright (AMS)  
sourceBUILDER sourceOWNER City of Boston  
original presentPHOTOGRAPHS 12 - 1/3 - 1/5\* - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) engine houseNO. OF STORIES (1st to cornice) two plus -DOOF Hip cupola - dormers -MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION Two-story, 2 X 6-bay engine house. Overhanging eaves, tall brick int.  
end chimneys. Each of 2 overhead-door openings on facade by tripartite window; whole  
contained in double-height, rusticated, round-arch surround. Stone spandrels, belt  
course over 1. Single windows with double-hung sash on side elevations.EXTERIOR ALTERATION minor moderate drastic drasticCONDITION good fair poor LOT AREA 12,251 sq. feetNOTEWORTHY SITE CHARACTERISTICS Curved one-story brick walls embrace pedestrian  
and vehicular entryway from Centre Street.

## SIGNIFICANCE (cont'd on reverse)

This intact engine house is an important example of 19th century municipal architecture in the survey area. An 1887 engine house in Roslindale village was demolished ca. 1961 for construction of the Roslindale branch library. The building was the second home of Engine 30 in West Roxbury. The new station was completed June 1, 1898 under the direction of Fire Commissioner. Russell. Previously, Engine 30 was housed in a station on Mt. Vernon Street near Centre, now the site of the Shaw School. Engine 30 was put in commission in 1883 to replace a chemical engine. On April 23, 1900, Combination Ladder 9 was put in commission and installed in the present building with Engine 30.

(continued on reverse)

Henry Surges

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

The reference to Ladder 25 on the facade is post-1905. The architect of the building is unknown, as the original permit has not been located. Matthew Sullivan, City Architect from 1895 to 1901, may have executed the design.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register Listing.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

West Roxbury and Roslindale - Residential Suburbs

Souvenir ed. of West Roxbury News, ca. 1905.

Building permits - original permit not located.

Maps and atlases: 1896, 1905, 1914 (Boston).

ADDRESS 2078 Centre St. COR. St. Theresa Ave.

NAME St. Theresa of Avila Church  
present original

MAP No. 10N - 11N/4E SUB AREA Bellevue Hill

DATE 1929 - 1930 Souvenir  
source

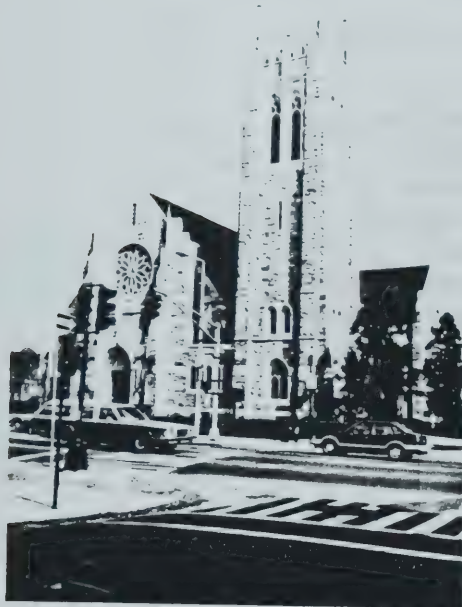
ARCHITECT Maginnis & Walsh Souvenir  
source

BUILDER Charles Logue Bldg. Co. Souvenir  
source

OWNER Roman Catholic Archbishop of Boston  
original present

PHOTOGRAPHS 18-4/5, 5/1, 5/2\*, 5/3, 5/4 -89

School 18-4/3, 4/4-89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Church

NO. OF STORIES (1st to cornice) One plus Three story Tower

JOE Gable cupola -- dormers ---

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone random concrete iron/steel/alum.  
course ashtar

BRIEF DESCRIPTION: rectangular gabled church, connecting square corner tower, cross-gable wing S side (rear). Parapeted gable ends, corner and wall buttresses. Double-door main entry in compound pointed arch portal beneath rose window on W elevation, stone portico and secondary entry in cross-gable wing. Contrasting cast stone used in portals, buttress caps, and pointed and round-arch window surrounds. Stained glass windows w/ trefoil tracery. Crenellated tower, louvered

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 86180 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Prominent landscaped corner site at busy intersection; large yard north of Church on Centre St.

BRIEF DESCRIPTION (CONT.)

SIGNIFICANCE (cont'd on reverse)

openings on 3, thin obelisk-like corner pinnacles.

Designed by renowned Boston church architect Charles D. Maginnis, St. Theresa's church is the third home of the parish and the only Maginnis & Walsh church in the survey area. The striking Gothic building with its soaring tower is a prominent landmark in the Spring Street section of West Roxbury.

The earliest Catholic church organized in West Roxbury, St. Theresa's alternated



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	<u>X</u>
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

between mission and independent parish status from 1869 to 1896. St. Theresa's first served the burgeoning Spring Street village as a mission of St. Thomas Aquinas Church in Jamaica Plain (1869). A church on Baker Street burned in 1874, and was replaced the following year with a new church on Spring St. At that time, the congregation was established as an independent parish with its own pastor, the Rev. Richard Barry. With Fr. Barry's transfer to Hyde Park in 1880, St. Theresa's reverted to mission status, associated first with St. Mary's in Dedham, and later with the new Sacred Heart Church in Roslindale. The parish regained its independent status in 1896.

The pastorate of the Rev. William F. Lyons from 1925 to 1946 brought great change to the parish. Work began in 1929 on the present church near the intersection of Centre and Spring Streets. The building, exterior complete, was dedicated Sept. 26, 1930. Interior work begun in 1941 was stalled by World War II and the illhealth of Fr. Lyons; stained glass installation was still continuing in 1948. Stained glass windows were designed by William Herbert Burnham of Boston, whose windows also appear at Holy Name Church on Centre St. (see form). The rose window on the facade depicts Christ the Kind surrounded by 12 angels.

Charles D. Maginnis (1867-1955) emigrated to Boston from Ireland in 1885, and worked in the offices of William Wentworth and City Architect Edmund M. Wheelwright before establishing his own practice in 1896. In partnership with

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits. maps and atlases: 1874 (Suffolk Co.), 1888 (Boston).  
Baxter, Sylvester. "A selection from the works of Maginnis & Walsh Architects."

Architectural Record, 53 (Feb. 1923), pp. 92-115

Macmillan Encyclopedia of Architects, vol. 3. NY: Free Press, 1982.

Souvenir of the Solemn Pontifical High Mass...at the Re-Dedication of the Church of St. Theresa of Avilla. Mon., Feb. 23, 1948

Sullivan, Jas. S., ed, . . . Account of the Catholic Church of New England Embracing the Archdiocese of Boston. Boston, 1895.

ADDRESS 2078 Centre Street, W. Roxbury

NAME St. Theresa of Avila Church

SIGNIFICANCE (continued)

Timothy Walsh and Matthew Sullivan (1898-1907) and later with Walsh alone (1908-1954), Maginnis developed a specialty in ecclesiastic and collegiate architecture. The firm designed a wide range of ecclesiastical buildings and complexes in a variety of styles including Byzantine, Lombard Gothic, English Collegiate Gothic, Italian Renaissance, and Spanish Mission Revival. Other Maginnis and Walsh buildings in Boston include St. John's Seminary and the Cardinals's residence in Brighton, St. Paul's in Dorchester, St. Angela's in Mattapan, and complexes for Boston College and Emmanuel College.







ADDRESS 2398-2400 Centre COR. Grove Street  
Street

NAME present original

MAP No. 9N/3E SUB AREA Spring/upper Wash.

DATE 1906 permit  
source

ARCHITECT Murray & Hutchinson permit  
source

BUILDER Thos. F. Welch permit  
source

OWNER Thos. F. Welch  
original present

PHOTOGRAPHS 21 - 4/1, 4/2, 4/3\* -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus --

DOF Hip cupola ---- dormers ----

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone Pudding concrete iron/steel/alum.  
Stone

BRIEF DESCRIPTION: 2-st. duplex. 2 stone end-wall chimneys piercing wide overhanging eaves, exposed rafters. 4-bay facade, entries paired at center. Frame gabled entry porch w/ clustered corner posts on stone side walls, stucco and half-timbering in gable. Wall surfaces brown stone, corner quoins and window and door surrounds executed in contrasting grey stone.

EXTERIOR ALTERATION minor moderate drastic Storm sash and doors

CONDITION good fair poor LOT AREA 130,943 sq. feet

NOTEWORTHY SITE CHARACTERISTICS House is situated close to street on large overgrown lot that drops off to the southwest away from Centre St.

### SIGNIFICANCE (cont'd on reverse)

This unusual stone duplex was built by Thomas F. Welch, a mason and manager of the West Roxbury Trap Rock Co. located across Grove St. Since Welch himself resided at 61 Gardner St. during and following the house's construction, it is not known whether he built the house on speculation or perhaps for employees of the quarry. The house is an anomaly in a section of West Roxbury dominated by post-World War II frame houses.

Only one other 20th-century puddingstone house was observed in the survey area. John Basile, a Roslindale-based real estate developer, built a single-family stone house at the corner of Basile and Lindall Streets near Roslindale

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>  x  </u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry possibly	<u>  x  </u>	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Village in 1935 (see form).

Collectively, James Murray and James S. Hutchinson are known to have designed a number of buildings in the survey area, primarily one-or two-family houses on South St., Fairview St., and Tyndale St. in Roslindale; Orchard Hill Rd. and the blocks off Hyde Park Ave. in Forest Hills; and Mt. Vernon St. and Pelton St. in West Roxbury. Murray also designed an ice house for the West Roxbury quarry in 1913. The architects worked out of an office at 101 Tremont St. in downtown Boston in the years prior to World War I. Building permits show Hutchinson working in East Dedham by 1921.

This building should be researched further in connection with the quarry directly across Grove St.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

City directories.

maps and atlases: 1896, 1904, 1914 (Boston).



2342-2550 Centre St.  
99-157 (odd) Stimson St SEE STIMSON ST.  
96-116 (even) Stimson FOR ORIGINAL  
7-23 and 8-24 Bryant Rd.

ADDRESSES

MAP NO. 7N-8N/3E SUB-AREA Spring upper Wash.DATES 1924, 1954 permits  
sourcePHOTOGRAPHS 20-1/1, 2/1\*, 2/2\*, 2/3, 2/4\*, -89STREET PATTERN Two blocks on Stimson St. E. of Centre St.and Bryant Rd., a cul-de-sac off Stimson St.TOPOGRAPHY Hilly near Centre St. leveling out below Bryant Rd; Bryant Rd.  
is level.VISTAS length of streetUSE residential TYPE single family capesMATERIALS shingles, clapboards, brick veneer STORIES 1½ROOFS gable, with gable dormers on some facades.BUILDING PLACEMENT regular intervals at grade along Stimson and Bryant Rd.  
Houses set into incline on Centre Street.SET BACK Uniform, with small front yards.ARCHITECTURAL STYLE(S) Contemporary SuburbanAluminum awningsEXTERIOR ALTERATION picture windows EXTERIOR CONDITION generally good.DEMOLITION/INTRUSIONS #127 raised to a full two stories.

## SIGNIFICANCE (cont'd on reverse)

This intact development of contemporary suburban capes is located in an area of West Roxbury noted for its quantity of post-World War II residential construction. The development, with a majority of houses now nearly fifty years old, is remarkable for its uniformity of design and scale. In addition, Bryant Road is the most coherently designed cul-de-sac in the survey area.

All houses on Centre St., Bryant Rd., and the odd side of Stimson St. were built by and for Frank Lorsordo & Son Inc. of 35 George St., Hyde Park. According to building permits, the estimated cost of each cape was \$3500. These three-quarter capes, built ca. 1942, have end-wall chimneys and 6/6 sash; some have gabled dormers on the facade. Houses on the even side of Stimson St. were built in 1954-1955 by Mutual Service



## SIGNIFICANCE (cont'd)

Construction Co., 758 Blue Hill Ave., Dorchester. Philip M. Shapiro of that company was architect. These later houses are generally similar to the Losordo houses with the exception of differing chimney details.

The confinement of shed roof dormers and other expansions to rear elevations suggests an appreciation for the uniformity of the neighborhood. Only one house breaks that uniformity: 127 Stimson St., which was 2 stories as early as 1950.

Formerly on the land of Jeremiah Stimson, Stimson St. was cut through from Centre to Washington Streets by 1896. Most development on this older section of the street dates to the 20th century.

This block of four Second Empire houses constitutes an early residential subdivision of the West Roxbury Land Co. In the 1870's the company platted and sold many lots in the Spring Street vicinity, extending south to the Charles River and east to the West Roxbury branch railroad. Built for persons of modest means, the Belle Ave. houses faced the tracks of the West Roxbury branch of the Boston and Providence Railroad (1848), which made a station stop at nearby Spring Street.

TREES AND PLANTINGS trees rimming Bryant Road cul-de-sac

FENCING chain link fences at some properties

ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits.

maps and atlases: 1905, 1914 (Boston); 1929, 1950 (Boston Sanborns)



Bryant Road



75 Stimson Street

ADDRESS 1685 Centre St. COR. W. Roxbury ParkwayNAME Holy Name Church  
present originalMAP No. 12N/5E SUB AREA Centre-South  
1928-1930(lower church)DATE 1937-1939(upper church) Story of Holy Name  
sourceARCHITECT Edward T.P. Graham permit  
sourceBUILDER J.J. Gallagher Constr. Co. permit  
sourceOWNER Roman Catholic Archbishop of Boston  
original presentPHOTOGRAPHS 1-6/5, 7/1-5-8933-3/1\*, 3/2, 3/3, 3/4, -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) ChurchNO. OF STORIES (1st to cornice) one plus --ROOF cross gable cupola -- dormers --MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone limestone concrete iron/steel/alum.  
detailing

BRIEF DESCRIPTION: church w/ primary elevation on Centre St. (E). Greek-cross plan w/ groin-vaulted ceiling, double-height 1st floor. Done over main sanctuary in apse, W side. Brick corbeled cornice at cross gables, dec. brick frieze over l. Monumental stone stair w/ balustrade E side containing entry to lower church. Paneled oak double doors of main entry recessed in carved limestone portal; tympanum above entrance displays Crucifixion scene. Stone beltcourse over basement and l. Stone frieze

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 5187 sq. feetNOTEWORTHY SITE CHARACTERISTICS Landscaped corner site overlooking  
rotary at intersection of West Roxbury Parkway and Centre St.

## SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): w/ 7 niches containing life-size limestone statues over main entry. Rose windows in 3 gable ends. Secondary elevations S and N include tripartite round-arch windows and ground floor entries.

## SIGNIFICANCE

The monumental scale of Holy Name Church befits its location at a major West Roxbury crossroad, the intersection of the West Roxbury Parkway and Centre St. Sparked



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

by rapid residential development in the northernmost section of West Roxbury and westernmost section of Roslindale in the 1910's and 1920's, Holy Name is the 3rd Catholic parish set off from Sacred Heart Church in Roslindale.

At the request of local residents and with support of the pastors at Sacred Heart and St. Theresa's Churches, Holy Name parish was created on July 4, 1927. The Rev. William P. McNamara, previously pastor of Blessed Sacrament Church in Quincy, led the first masses at the Bellevue Community Theatre on Belgrade Ave. The parish's first weddings, baptisms, and funerals were performed at St. Thomas Aquinas Church in Jamaica Plain.

In 1928 the parish purchased the John Rooney estate, a property previously owned by the First Parish Church of West Roxbury. The former Unitarian parsonage at 1689 Centre St. served as Holy Name's first rectory and parish building. Lower church construction began in 1929; Midnight Mass was held in the completed structure on Christmas Eve of that year. Fr. McNamara's sudden death in 1932 delayed work on the upper church. In the interim, the Rev. F. D. Ryan from West Concord was appointed pastor and supervised construction of a new rectory immediately behind the church (530 West Rox. Pkwy, see form).

Begun in the fall of 1937, the upper church was finished in March 1939. For the design of the upper church, the architect reportedly drew heavily on his study of churches throughout Italy; the dome of the main sanctuary space is a replica of that in St. Clement's in Rome. [Story] All stained glass windows are the work

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits. B.P.L., Fine Arts Dept., Architects File.

"Formal opening of Holy Name Church Sunday Morning."

Parkway Transcript, X (March 9, 1939), pp. 1,4,9.

The Story of Holy Name Church and the History of the Catholic Church in North America. Boston:Pilot Pub., 1945



ADDRESS 1685 Centre St.

NAME Holy Name Church

SIGNIFICANCE (CONT.)

of Wilbur Herbert Burnham of Boston. The first masses in the upper church were held March 12, 1939.

During construction of the rectory, Fr. Ryan purchased the Brown estate across the parkway from the church as the site for a school and convent. Construction of the buildings, designed by Christopher M. Kehoe, began July 26, 1953. [Story]

Edward T.P. Graham (1871-1964) was architect of the upper and lower churches and rectory. Born in Boston, Graham lived in Cambridge and graduated from Harvard in 1900. After studying in Europe he opened a Boston office at 20 Beacon St. in 1904, moving 171 Newbury St. in 1917. Graham designed a number of major Boston buildings, including City Hall Annex (1914), the Registry of Motor Vehicles Building, and two buildings at City Hospital. Although he did not win the competition for Boston College, Graham designed several other buildings for the Archdiocese, including St. Paul's Church and Rectory in Cambridge (1923?), Blessed Sacrament Church in Quincy (from which Holy Name's first pastor came), and five buildings for St. Elizabeth's Hospital in Brighton.





ADDRESS 1851 Centre St. COR. Corey Street  
Theodore Parker First Parish Church  
 NAME Unitarian Church/of West Roxbury  
present original

MAP No. 12N/4E SUB AREA Highland

DATE 1900 (Church) / 1890 (Parish House)  
source  
A.W. Longfellow (Parish House)  
 ARCHITECT Henry W. Seaver (Church)  
source

BUILDER \_\_\_\_\_  
source

OWNER First Parish Church of West Roxbury  
original present

PHOTOGRAPHS 7 -1/4, 1/5\*, 2/1\*, 2/2 -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
 (non-residential) Church and attached Parish House

NO. OF STORIES (1st to cornice) one plus two story tower  
 OF gable <sup>Tower</sup> cupola Pyramidal dormers gable

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
 (Other) brick stone Dedham concrete iron/steel/alum.  
Granite

BRIEF DESCRIPTION: masonry church complex of 2 buildings: gabled church on Roman cross plan w/ crenellated square bell-tower at NE corner; clipped gable parish house w/ L-shaped plan on rear of lot (to NW). 2 buildings connected by covered walkway and bracketed porte - cochere. Entire complex executed in pink Dedham granite. Round - arch window and door surrounds. 7 stained glass windows incl. rose window in E end of Church.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor \_\_\_\_\_ LOT AREA 23,925 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Prominent corner lot in West Roxbury's  
Centre Street commercial corridor

### SIGNIFICANCE (cont'd on reverse)

The third home of West Roxbury's Unitarian church, the Theodore Parker Unitarian Church complex consists of two buildings: the original 1890 church on the site, now used as a parish house and community center; and the church designed in 1900 to meet the needs of a rapidly growing congregation. The complex is an example of the integration of the Richardsonian Romanesque style and the English parish church form, and in that respect is unique in the survey area.

Organized in 1712, members of the Second Parish of Roxbury, later the First Parish Church of West Roxbury, worshiped in two meetinghouses: the first (ca. 1712) on



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	<u>x</u>	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Walter Street on Peter's Hill (see form) near the Arboretum, and the second (1773) at the corner Church and Centre Streets. Fire damage to the second meetinghouse in January 1890 resulted in the congregation's relocation to the present site.

A. W. Longfellow, architect of the 1890 structure, trained at the Ecole des Beaux Arts (1879-1881) and worked four years in the office of H. H. Richardson before forming the partnership of Longfellow Alden and Harlow. This partnership lasted until 1892. Longfellow designed Cambridge City Hall (1888), the Gibbs Library at Harvard, the Arnold Arboretum administration building (1890), and the Dudley Terminal Elevated Station.

Henry M. Seaver, a West Roxbury native and architect of the main church, worked in Longfellow's firm beginning in September 1891 after attending English High School. After touring Italy and France on MIT's Rotch traveling scholarship in 1898, Seaver returned to Boston and won the commission for the present church. Following the church's completion, Seaver moved to Pittsfield, MA, where he joined in partnership with MIT graduate George Harding. Harding and Seaver became well-known for their public and private buildings in Berkshire County, including the Lenox Town Hall and the Museum of Natural History and Art in Pittsfield (1907).

Together, the church and parish house contain seven stained glass windows designed by Tiffany Studios of New York between 1894 and 1927. These windows, the only documented group of Tiffany windows in the survey area, illustrate Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Designated a Boston landmark.

Recommended for inclusion in Corey St. National Register Historic District  
or alternately for individual National Register listing.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Report of the Boston Landmarks Commission on the potential designation of Theo Parker Unitarian Church as a Landmark. 1985.

West Roxbury Magazine Illustrated, for the First Parish Church of West Roxbury

ADDRESS 1851 Centre Street, W. Roxbury

NAME Theodore Parker Unitarian Church

SIGNIFICANCE (continued)

the range of window styles and types that came out of the studio in those years.

In 1962, the First Parish of West Roxbury merged with the Roslindale Unitarian Church (852 South Street, see form) of which the former was the parent church. The churches reunited under the name of Theodore Parker, the renowned Unitarian preacher and scholar who served as minister of the parish from 1837 to 1846.



Photo: Parish House by A.W. Longfellow, 1890.





Bt. Park St. and

ADDRESS 1911 Centre St. COR. Richwood St.NAME present originalMAP No. 12N/4E SUB AREA HighlandDATE ca. 1850 maps, visual  
sourceARCHITECT sourceBUILDER sourceOWNER William S. Keith (1858) ?  
original present

PHOTOGRAPHS

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) two plus atticDOF gable cupola -- dormers --MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION : 2 1/2-story Greek Revival house. Brick int. chimney  
S side. 3-bay gabled facade w/returns and frieze. And-bay entry  
w/transom and full-length 5-pane sidelights. 3-bay, full-width  
porch with Tuscan columns, wide frieze, and end-bay entry. Facade  
windows on 1 lengthened to floor, containing 6/12 sash. Sash  
6/6 in remaining windows on 1, 2, and single window in gable end.EXTERIOR ALTERATION minor moderate drastic Storm door and sash, sidingCONDITION good fair poor LOT AREA 5600 sq. feetNOTEWORTHY SITE CHARACTERISTICS Stone wall - shrubs at sidewalk - unusually  
intact resid. bldg. in area of mid-20 cent. community, construction - busy arter

## SIGNIFICANCE (cont'd on reverse)

A well-preserved example of the Greek Revival style in an area of predominantly late 19th and early 20th-century buildings, this house may have been the home in 1858 of William S. Keith. Keith (Map) was a grocer who owned two buildings, one housing the post office, on Centre Street. The 1873 directory records Keith with his home and business on Centre Street near Bellevue, the closest cross street laid out at the time. Earlier in the 19th century, Keith reportedly raised fruit and grass on a 30-acre

BRIEF DESCRIPTION, Cont.: Molded window surrounds in low relief throughout.

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  X  </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>    </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>  X  </u>				

Significance (include explanation of themes checked above)

farm bounded by Centre, Willow, Weld, and Corey Streets, and lived in a gambrel-roofed house on Corey Street opposite the present Theodore Parker Church. [Mackintosh] The Keith estate owned the house at 1951 Centre Street as late as 1917.

Completion of the West Roxbury branch of the Boston & Providence Railroad in 1848, and establishment of the first horse-drawn streetcar line linking West Roxbury to Dudley St. (Roxbury) in 1856, spurred the growth of West Roxbury village, particularly Centre Street, its main artery. Keith's buildings were among the small businesses and houses that lined Centre Street north of the tracks by the late 1850's. Further research is required to determine the extent of Keith's business dealings and property holdings and his role in the early development of the Highland section of West Roxbury.

Widening of Centre Street in 1919 resulted in the relocation of this house to a new foundation 16 feet from its original site.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk Co.), 1874 (Suffolk Co.)  
Brookline, Jamaica Plain, and West Roxbury directory, 1873

Building permits

Mackintosh, Charles G. Some Recollections of the Pastors and People of the Second Church of Old Roxbury..

Salem: Newcomb & Gauss, 1901.



ADDRESS 1961 Centre Street COR. foot of Bellevue StreetNAME West Roxbury Branch Library  
present originalMAP No. 11-12N/4E SUB AREA HighlandDATE 1922  
sourceARCHITECT Oscar A. Thayer check permit  
sourceBUILDER sourceOWNER City of Boston  
original presentPHOTOGRAPHS 12 - 2/1, 2/2\*, 2/3, 2/4 - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) libraryNO. OF STORIES (1st to cornice) one plus -JOE flat cupola - dormers -MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION One-story. Georgian Rev. building. 7 x 3 bays. Parapet wall at roofline. Symm. facade, center entry with shallow pedimented portico on Corinthian columns. Entablature with molded cornice carried through facade. Round-arch windows in keyed surrounds, multi-pane wood sash. Addition to S side currently under construction.EXTERIOR ALTERATION minor moderate drastic addition under constructionCONDITION good fair poor LOT AREA 14,856 sq. feetNOTEWORTHY SITE CHARACTERISTICS prominent site in West Roxburycommercial corridor

## SIGNIFICANCE (cont'd on reverse)

The West Roxbury branch library is an intact example of early 20th-century municipal design in West Roxbury. The building is attributed to locally prominent architect Oscar A. Thayer (1870-1950), a Boston-based architect who resided in Roslindale and later West Roxbury. Other than his work as a draftsman for Boston architect George F. Newton, little is known about Thayer's education or practice. He designed the Masonic Building in Roslindale (1899, see form), the West Roxbury M.E. Church on Park Street (1904, see form) and several houses, most in the Highland and Bellevue Hill sections of West Roxbury.

(continued on reverse)



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Established in 1863, the West Roxbury Free Library was acquired by the city library system in January 1880. Its predecessor, the Spring Street Social Library, was begun in the early 19th century with about 40 books collected by the Rev. John Flagg, pastor of the First Church. The collection was housed in turns at Elizabeth Corey's home on Centre St., Betsy Draper's store on Centre near Beech, and Samuel Cookson's store on Walter Street. With the creation of the West Roxbury Free Library, the collection, then numbering about 1000 volumes, was transferred to Westerly Hall on the present site. The collection numbered more than 3000 volumes when it was acquired by the city. Westerly Hall was moved across Centre Street (later demolished) with the construction of the present library in 1922.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits - original permit not located

Maps and atlases: 1896, 1905, 1914, 1924 (Boston)

Paraboshi, Mariel L. "Parkway in Retrospect" Parkway Transcript, X (Aug.10,1939), p.7.  
"West Roxbury History is Rich in Old Landmarks," Parkway Transcript(Feb. 29,,1940), p. 20, 23.

Carpenter, John M. Student report on masonic building (Roslindale) for Boston Landmarks Commission, Oct. 1988.

ADDRESS Centre Street COR. near Lagrange StreetNAME Westerly Burial Groundpresent originalMAP No. 11N/3E SUB AREA Bellevue HillDATE after 1683 Drakesource

ARCHITECT

source

BUILDER

sourceOWNER Town of Roxbury City of Boston  
original presentPHOTOGRAPHS 17-2/3, 2/4\*-89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) cemeteryNO. OF STORIES (1st to cornice)                      plus                     OF                      cupola                      dormers                     MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

## BRIEF DESCRIPTION

Flat, well-shaded cemetery surrounded by field stone and cement wall. Grass-covered paths running east-west. 220 headstones, tombs, monuments, and other grave and plot markers. Slate, marble, and granite stones; seven domed sod-covered tombs in eastern half of cemetery.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA                      sq. feetNOTEWORTHY SITE CHARACTERISTICS located on busy commercial artery with railroad  
tracks at western boundary

## SIGNIFICANCE (cont'd on reverse)

Westerly Burial Ground is believed to be the same cemetery voted by the town of Roxbury in 1683 as a convenient place to bury the dead of Jamaica End, the westernmost settlement in Roxbury. Located on the old Dedham Post Road between later 19th-century villages at West Roxbury and Spring Street, Westerly is the resting place for West Roxbury's early settlers. The earliest gravestone is for James and Miriam Draper,

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>    </u>	Exploration/	<u>    </u>	Science/	<u>    </u>
The Arts	<u>    </u>	settlement	<u>  x  </u>	invention	<u>    </u>
Commerce	<u>    </u>	Industry	<u>    </u>	Social/	<u>    </u>
Communication	<u>    </u>	Military	<u>    </u>	humanitarian	<u>    </u>
Community/	<u>    </u>	Political	<u>    </u>	Transportation	<u>    </u>
development	<u>    </u>				

Significance (include explanation of themes checked above)

who died in July and December, respectively, in 1691.\*

The burial ground was enlarged sometime between 1832 and 1844 with the addition of a section to the western end of the ground. Burial continued sporadically throughout the 20th century, with the most recent in 1962.

\*Members of the Corey, Colburn, Whiting, Richards, Billings, and Chapin families are also buried at Westerly.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Westerly Burial Ground is listed on the National Register of Historic Places. In July 1987, the Historic Burying Grounds Initiative (City of Boston, Parks and Recreation Dept.) conducted an inventory of the stones, tombs, etc. at Westerly. A final report is in progress.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

HBGI. Draft final report for Westerly Burial Ground. n.d.

Drake, Francis S. The Town of Roxbury: Its Memorable Persons and Places.

Boston: Municipal Printing Office, 1905 (reprint of 1878 edition).

"West Roxbury History is Rich in Old Landmarks." Parkway Transcript (Feb. 29, 1940), pp. 20, 23.



ADDRESS 2549 Centre St. COR. near Stimson Street

NAME \_\_\_\_\_  
present original

MAP No. 8N/3E SUB AREA Spring-upper Wash.

DATE after 1858, by 1874 maps and atlases  
source

ARCHITECT \_\_\_\_\_  
source

BUILDER \_\_\_\_\_  
source

OWNER \_\_\_\_\_  
original present

PHOTOGRAPHS 20-1/2, 1/3, 1/4, 1/5\*-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) \_\_\_\_\_

NO. OF STORIES (1st to cornice) two plus attic

OF gable cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION  
2½-st. gable-front and wing house. 3-bay facade, end-bay entry w/ sidelights,  
long first floor windows. 1-st. porch w/ decorative brackets and plain  
balustrade across facade and wing. Gable returns.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 8861 sq. feet

NOTEWORTHY SITE CHARACTERISTICS house occupies large lot on slight incline with  
deep setback from Centre Street and circular driveway

SIGNIFICANCE (cont'd on reverse)

Although modest in its detailing, this Greek Revival farmhouse dominates a neighborhood of smaller scale houses, primarily ca. 1940 capes. Historically, the house is important as a vestige of the farmlands in this southern section of West Roxbury, which remained largely undeveloped until the 1920s. The house appears on the 1874 atlas, although it is unclear whether the wing is as old as the rest of the house. John Henry Nay (b.1852) bought the farmhouse on

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>    </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>    </u>				

Significance (include explanation of themes checked above)

the day of the Bussey Bridge railroad accident at Roslindale, March 14, 1887. At that time, the house was part of a 65-acre farm between Centre Street and the Charles River. One of the best known horsemen in West Roxbury, Nay had opened the public training stable at old Norfolk Trotting Park, later the Readville Track, in 1876. On this Centre Street property, which was known as "River-view Farm", Nay operated a dairy business and reportedly kept a magnificent stable. As a West Roxbury resident, Nay was a member of the Germantown Improvement Association.

Further research is needed to determine a more precise date of construction for this house and its earliest associations.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk); 1874 (Suffolk); 1884, 1896, 1905, 1914, 1924 (Boston).

West Roxbury and Roslindale--Residential Suburbs. Souvenir edition of West Roxbury News, ca. 1905. (bio. information on Nay)

ADDRESS 42 Cerdan Avenue COR. \_\_\_\_\_NAME \_\_\_\_\_  
present originalMAP No. 13N/5E SUB AREA Centre-SouthDATE 1926 permit  
sourceARCHITECT Harry M. Ramsay permit  
sourceBUILDER Joseph McKinnon  
sourceOWNER Alexander Anderson  
original presentPHOTOGRAPHS 1 - 3/4\*, 3/5, 4/1 - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) \_\_\_\_\_NO. OF STORIES (1st to cornice) two plus atticOF gable cupola dormers hipMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

## BRIEF DESCRIPTION

A 2½ story Colonial Revival house. Pedimented side-gable roof, exposed rafters at cornice, brick end-wall chimney on South side. 3 x 2 bays, center entry with projecting trellised porch flanked by triple windows in segmental arch surrounds. Sash predominantly 6 over 1, paired windows in single dormer centered on facade. One story sunroom (1 x 2 bays) south side.

EXTERIOR ALTERATION minor moderate drastic storm sashCONDITION good fair poor \_\_\_\_\_ LOT AREA 6424 sq. feetNOTEWORTHY SITE CHARACTERISTICS Landscaped lot near crest of Peak's Hill

## SIGNIFICANCE (cont'd on reverse)

This house is a good example of the influence of the Craftsman style on the Colonial Revival. Alexander Anderson, the owner, was a carpenter from Revere. Harry M. Ramsey (d.1962) was a Boston architect active from the 1910s through the 1950s. Among his other known works are 20 and 24 Goodrich Road in Jamaica Plain, 4 and 8 Egremont Road and 1642 Commonwealth Avenue in Brighton, and 1-21 Fairmount in Hyde Park.

The building permit for this house, one of the first to be built on Cerdan Avenue, refers to the area as Woodland Hill, the name by which Benjamin Bussey referred to his estate in his will written nearly a century earlier. The Cerdan Avenue Hill was also known locally as Peak's hill.



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and Atlases: 1905, 1914, 1924 (Boston), 1929 (Boston Sanborn)

Revere Directories

BPL Fine Arts Library, Architects File.

ADDRESS 8-12 Church Street COR. Centre Street

NAME Theodore Parker School  
present original

MAP No. 12N/5E SUB AREA Centre-South

DATE 1923 permit  
source

ARCHITECT John F. Cullen Permit  
source

BUILDER Archdracon & Sullivan Permit  
source

OWNER City of Boston  
original present

PHOTOGRAPHS 2 - 1/1, 1/2, 1/4, - 89  
34 - 2/2, 2/3, 2/4\*, 2/5 - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) School

NO. OF STORIES (1st to cornice) One plus

ROOF Hip cupola domical dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick flint stone concrete iron/steel/alum.  
bond

BRIEF DESCRIPTION 1 story Colonial Revival school, symmetrical center-entry facade on Church Street and Cefalo Road flanked by projecting corner pavillions with gabled louvers at roof ridge. Box cornice on all elevations. Name of school in plain frieze of columned 1 bay portico on north side rusticated surround. Rounded bay with 5 windows and brick pilaster strips beneath cross gable on Centre Street, adjacent to secondary entry with gabled portico at northeast

EXTERIOR ALTERATION minor moderate drastic

CONDITION good (fair) poor Vacant LOT AREA 37,631 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Generous setback considering small size and scale

of building - lawn defined at sidewalk by chain link fence, cornersite, no direct access to Centre Street.

# SIGNIFICANCE (cont'd on reverse)

## DESCRIPTION (continued)

corner. Pedimented entry portico south side. Double hung sash six over six on Church street, 12 over 12 on Centre and Cefalo. Octagonal louvered cupola centered over entries on north and south sides.

SIGNIFICANCE An unusually intact example of Colonial Revival school, Theodore Parker Elementary School was built in response to a population boom northwest of Centre Street in the first three decades of the 20th century. The increase was due to subdivision of the old Weld estate, which had remained largely  
(continued on reverse)



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	<u>x</u>	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

undeveloped into the early part of the century.

The new school was constructed on the site of the second meetinghouse of the Second Parish Church of Roxbury. Built in 1773, the meetinghouse burned in 1889 and was razed in 1913. The Unitarian congregation relocated to the corner of Centre and Corey Streets c.1890 (Theodore Parker Unitarian Church, see form). The school subsequently constructed at Church and Centre Streets was named for the well-known minister who headed the church from 1837 to 1846.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps & Atlases: 1905, 1914, 1924 (Boston)

Clipping about burned church. Boston Herald, May 25, 1913.





ADDRESS 1 Church Street COR. Centre Street

NAME present original

MAP No. 12N/5E SUB AREA Centre-South

DATE 1858?-ca. 1874 atlases  
source

ARCHITECT source

BUILDER source

OWNER Aaron D. Weld (1874)  
original present

PHOTOGRAPHS 2 - 1/4, 1/5, 2/1\* - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

DOF gable cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

# BRIEF DESCRIPTION

Two and one-half-story vernacular farmhouse. 5-bay, center-entry facade, double-pile plan. Chimney removed prob. 1923. Colonial Rev. entry-porch addition with trellised roof. Thin corner boards. Gabled two and one-half-story, single-pile, lateral wing on W side with square attic windows across facade, stepping back from facade line of main block and wing. 2/2 sash; 4-pane sidelights at main entry.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 10,954 sq. feet

NOTEWORTHY SITE CHARACTERISTICS house set close to Church Street on level corner lot -

tall hedges obscure northerly approach on Centre St. - stone wall with granite bollards at entry gate and driveway.

## SIGNIFICANCE (cont'd on reverse)

An intact vernacular farmhouse surrounded by predominantly early 20th-century construction, this house was built at an intersection significant to the history of West Roxbury. Westerly School occupied the site in the late 1850s

Across Church Street on the site of the Parker School was the second meetinghouse (1773) of the Second Parish Church of Roxbury. Church Street was laid out between the church and school.  
(continued on reverse)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

The house was part of the Aaron D. Weld estate from ca. 1873 until the estate was subdivided in the early 20th century. Weld, a farmer with an office on State Street in downtown Boston, resided in a large house near the intersection of Weld and Church Streets. Further research is necessary to establish this building's connection with the Weld family.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk Co.); 1874 (Suffolk Co.); 1884. Brookline, Jamaica Plain, and West Roxbury directory, 1873.

ADDRESS 132 Clement Ave. COR. Bt. Park and Stratford Streets

NAME \_\_\_\_\_  
present original

MAP No. 12N/4E SUB AREA Bellvue Hill

DATE ca. 1905-1914  
source

ARCHITECT \_\_\_\_\_  
source

BUILDER \_\_\_\_\_  
source

OWNER Daniel Dorchester  
M.E. Church (1914)  
original present

PHOTOGRAPHS 14- 2/4\*, 2/5, 3/1 -89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

ROOF Gable cupola --- dormers ---

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 2-st. Craftsman house. Asymm. facade, cross-gable massing w/ front-gabled projection over entry. Patterned shingles in flared 2nd st. over entry. 1-st. porch wrapping N and W sides; paired posts w/ distinctive brackets on shingled balustrade on 1, plain balustrade on 2. Exposed rafters, brackets at corners, dec. half-timbering in facade gable. Crucifixes on brackets of 4 posts of porch entry, pendant in arch.

EXTERIOR ALTERATION minor moderate drastic Storm sash

CONDITION good fair poor LOT AREA 4030 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Very prominent site coming up Clement from Parkway.

SIGNIFICANCE (cont'd on reverse)

This house may have been built for the Methodist Episcopal church at the end of the block on Park Street. The house first appears on a 1914 atlas with the trustees of the Daniel Dorchester M. E. Church (formerly the West Roxbury M.E. Church) shown as owner. The congregation built a parsonage on Park Street next to the church by 1896; the house at 132 Clement may have been a new, larger parsonage.

E. C. Young, an architect and contractor from Randolph, built a one-car garage on the property in 1924; this garage is similar in style to the house. The original building permit for the house has not been located. Elements of the Craftsman style predominate in the house's design, namely the open eaves, exposed rafters, bracketed corners, solid porch balustrade, and pendant at the porch entry hint at the Tudor style.



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Clement Avenue was laid out through the old Arnold estate and parallel to the railroad tracks in the late 1880's. Extending from the curve at Kenneth St. (where Clement was known as Farrington St.) as far as Meredith Street in 1884, the street was continued through to Park Street by 1896.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1884, 1896, 1905, 1914 (Boston)

Building permits.

Everett, Henry F. "Wesley Memorial Church." West Roxbury and Roslindale, Residential Suburbs. Souvenir ed. of West Roxbury News, ca. 1905

ADDRESS 7 Clifftondale St. COR. Kittredge St.NAME Bethlehem Lutheran Church  
present originalMAP No. 11N-12N/6E SUB AREA Village/Lower Wash.DATE 1887 Cornerstone  
sourceARCHITECT  
sourceBUILDER  
sourceOWNER Bethlehem Lutheran Church  
original presentPHOTOGRAPHS 33- 1/3\*, 1/4, 1/5 -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) ChurchNO. OF STORIES (1st to cornice) one plus Belfrey  
JOE Gable belfrey cupola Pyramidal dormers gable (on side wing)MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 1-st. church, rectangular massing (3 x 5 bays). Decorative corner brackets at cornice. Center entry w/ pent roof hood on brackets contains double door. Opalescent glass in nave windows on 1, round-arch window in gable end. Square belfry w/ louvered openings and tent roof surmounted by a cross. Lateral wing off N side w/ secondary entry, pedimented dormer, and double-hung sash in windows.

EXTERIOR ALTERATION minor moderate drastic sidingCONDITION good fair poor LOT AREA 10,400 sq. feetNOTEWORTHY SITE CHARACTERISTICS Large elevated corner lot bordered  
by stone wall on Clifftondale Street side; parking lot to south.

## SIGNIFICANCE (cont'd on reverse)

This modest frame chapel, the best example of its type in the survey area, is significant for its associations with the formal establishment of the German Lutheran church in Roslindale and West Roxbury. Adam Volk, an elder of Trinity Lutheran Church in Roxbury, formed a German Sunday School in his home in the Mt. Hope section of Roslindale ca. 1881. Rapid growth prompted the organization of the Bethlehem Evangelical School Society in 1886, and the Society built the present structure in 1887.

Originally 3 x 3 bays, the chapel was extended by 2 bays during an 1897 expansion,

Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>---</u>	Conservation	<u>---</u>	Recreation	<u>---</u>
Agricultural	<u>---</u>	Education	<u>---</u>	Religion	<u>x</u>
Architectural	<u>x</u>	Exploration/ settlement	<u>---</u>	Science/ invention	<u>---</u>
The Arts	<u>---</u>	Industry	<u>---</u>	Social/ humanitarian	<u>---</u>
Commerce	<u>---</u>	Military	<u>---</u>	Transportation	<u>---</u>
Communication	<u>---</u>	Political	<u>---</u>		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

at which time the belfry and side wing were also added. Enrollment at the German school, which at one time exceeded 100 scholars, fell off after the building enlargement. This decline was the consequence of few Germans moving into Roslindale, and an increasing preference on the part of the 2nd generation for instruction and worship in English.

The Roslindale chapel soon became a mission of Trinity Church. The Rev. John Frederick Wenchel led the mission beginning in 1899, later serving as the congregation's first pastor (1900-1908). Organized as an independent congregation on January 31, 1900, Bethlehem Lutheran was the first English Lutheran Church established in the city of Boston. The church joined the English Synod in September 1901. Discussion of a possible merger between Trinity and the Bethlehem congregation ended in 1952; Trinity Church has since relocated from Roxbury to 1195 Centre Street, Roslindale.

The Bethlehem congregation expanded its real estate holdings in the immediate neighborhood by constructing a parsonage opposite the church in 1912 and creating a parking lot and lawn immediately southwest of the church in 1957.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Bethlehem Lutheran Church. Reunion Memento: 1900-1960

West Roxbury News. West Roxbury and Roslindale - Residential Suburbs. Souvenir edition, no date. (ca. 1905).

maps and atlases: 1896, 1905 (Boston).



ADDRESS CLIFTONDALE STREETNAME BETHUEHEM LUTHERAN CHURCH

CHURCH AS IT APPEARED IN 1887

SOURCE: REUNION MOMENTO, 1960.





ADDRESS 20 Colby Road COR. Montclair Ave.

NAME present original

MAP No. 13N/5E SUB AREA Centre-South

DATE c.1930 atlases, visual  
source

ARCHITECT source

BUILDER source

OWNER original present

PHOTOGRAPHS 1 - 4/4, 4/5, - 89  
36 - 7/3, 7/4\*, - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) one plus attic

ROOF clipped gable cupola dormers shed

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 1½ story bungalow. Two bay facade, full width 3 bay porch with hipped roof, square posts on shingled balustrade. Triple window on 1, paired attic windows beneath clipped end gable and in shed dormer on west side. Two over two sash, some tracery in dormer sash, diamond-pane glazing in window on west side. One bay addition for 2nd entry west side extends line of gable roof beneath dormer.

EXTERIOR ALTERATION minor moderate drastic storm door and sash

CONDITION good fair poor LOT AREA 6050 sq. feet

NOTEWORTHY SITE CHARACTERISTICS corner lot on descent from Weld Street to Centre

Street - chain link fence.

#### SIGNIFICANCE (cont'd on reverse)

The scale of this bungalow is well suited to the dimensions of the street. Colby Road was known as Merlin Street until the early 1930s. The small side street between Weld and Centre Streets is one of the first streets laid out northwest of Centre Street. The bulk of the land bounded by Centre Street, Church Street and the present V.F.W. Parkway comprised a portion of the Weld estate and remained largely undeveloped until the early decades of the 20th century.



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and Atlases: 1924 (Boston), 1950 (Boston Sanborn)

Building Permits - original permit not located.

ADDRESS 15 Colby Road COR. near Centre Street

NAME present original

MAP No. 13N/5E SUB AREA Centre-South

DATE 1909 Permit source

ARCHITECT Reid & McAlpin Permit source

BUILDER Richard Duffie Permit source

OWNER William Ludlam original present

PHOTOGRAPHS 1 - 4/2, 4/3 - 89  
36 - 7/5\* - 89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) 1 plus attic

DOF Hip cupola - dormers Hip

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 1 1/2 story bungalow with Prairie influence. Steeply pitched pyramidal roof with wide overhanging eaves, hipped dormers on South and East sides. 2 x 3 bays, window on East side elevation. Entry with single sidelight. Projecting 1-bay shed roof porch, paired columns on stone piers, turned balustrade and off-set stairs. Triple window on 1, single windows elsewhere, variety of double-hung sash. Corner lot on descent from Weld Street to Centre Street, chain link fence.

EXTERIOR ALTERATION minor moderate drastic storm sash

CONDITION good fair poor LOT AREA 6440 sq. feet

NOTEWORTHY SITE CHARACTERISTICS House set back from street wall on descent from Montclair Ave. to Centre Street

### SIGNIFICANCE (cont'd on reverse)

The scale of this house is particularly well suited to the dimensions of the street. William Ludlam was a Boston bird dealer and taxidermist who worked at 235 Tremont Street. Ludlam commissioned the Boston firm of George D. Reid and Charles E. McAlpine to design this well-detailed bungalow. According to City Directories, the partnership of Reid and McAlpine lasted from 1898 to 1912. The firm's only other design known to date is a house at 23 Melville Ave. in Dorchester.  
(cont. on reverse)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>  X  </u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>  X  </u>				

Significance (include explanation of themes checked above)

Colby Road was known as Merlin Street until the early 1930s. The small side street between Weld and Centre Streets is one of the first streets laid out northwest of Centre Street. The bulk of the land bounded by Centre Street, Church Street and the present V.F.W. Parkway comprised a portion of the Weld Estate and remained largely undeveloped until the early decades of the 20th century.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and Atlases: 1874 (Suffolk); 1884, 1896, 1905, 1914 (Boston)

Boston City Directories

Mass. COPAR. Directory of Boston Architects 1840-1970 (1984).

BPL Fine Arts Department, Architects File.





ADDRESSES Corey Street 88-244 (even), 125-225 (odd)

MAP NO. 12-13N/3-4E SUB-AREA Highland

DATES ca. 1860-ca. 1915 maps, atlases, permits  
source

PHOTOGRAPHS 5-2/5, 3/1, 3/2\*, 3/3-5, 4/1, 4/2\*, 4/3\*,  
4/5, 4/6, 5/1-5; 6-1/4, 1/5, 2/1-5, 3/1\*,  
3/2-5, 4/1-2, 4/3\*, 4/4, 5/1-5; 7-1/1\*,  
7/2-3; 35-3/4-6, 4/1\*, 4/2-89

STREET PATTERN

straight street between Centre and Weld, main artery through Highland section

TOPOGRAPHY generally level, declining slightly toward Centre Street

VISTAS length of street, as well as along short side streets and dead-end roads off Corey

USE residential TYPE generally single-family (as constructed)

MATERIALS wood shingle, stucco, brick STORIES 1½-2½

ROOFS cross-gable, gable, mansard, hip

BUILDING PLACEMENT irregularly placed, reflecting older patterns of development;  
most houses have side driveways or driveways on corners

SET BACK generally uniform, greater on west side, range approx. 15-30 feet

ARCHITECTURAL STYLE(S) vernacular Italianate, Second Empire, Colonial Rev., Queen Anne

EXTERIOR ALTERATION some siding EXTERIOR CONDITION good to excellent

DEMOLITION/INTRUSIONS some contemporary suburban infill such as #178

#### SIGNIFICANCE (cont'd on reverse)

(Map)

Corey Street, one of the oldest streets in the Highland section of West Roxbury, displays a range of residential types and styles from the mid-19th through the early 20th centuries. Among the earliest extant houses on the street is the vernacular Italianate house with attached barn at #145, owned by farmer Joseph Arnold in the early 1870s. A second farmhouse, in the gable-front and wing form, survives at #136 diagonally across from the Arnold house. Another house from the third quarter of the 19th century is the mansard cottage at #199.

Later houses on the street include several center-gable examples, among them the Queen Anne cottage at #174, and larger two-story examples at #106 and 176. Identical Queen Anne houses appear at the corner of Montview Street, displaying three-bay, center-entry facades, 2-story bay windows, and central gabled dormers with sunburst motifs.

## SIGNIFICANCE (cont'd)

Finally, a large Colonial Revival double house at 88-90 Corey Street marks the arrival of this new house type into Highland subdivisions.

Also noteworthy architecturally are the stuccoed house in the English country vernacular mode at #125 (1905), and the gambrel house with decorative half-timbering and wide stuccoed porch columns at #151 (1909).



TREES AND PLANTINGS most properties have shrubs at the house; shrubs/hedges  
screen the facades of #151, #174, and #199 among others

FENCING none

ART none

OTHER Corey Street is the suggested spine for the Corey Street National  
National Register historic district.

BIBLIOGRAPHY Building permits. Boston city directories.

Maps and atlases: 1858 (Norfolk); 1874 (Suffolk); 1884, 1896, 1905, 1914, 1924 (Boston).





BOSTON LANDMARKS COMMISSION Street Information Form No. 1006 <sup>RD</sup> Area Roslindale



ADDRESSES Corinth Street, 1-9 to 47-49 (odd) and  
2-8 to 46 (even)  
MAP NO. 12N/6E SUB-AREA Village-Lower Washington  
DATES c.1905 - 1950 atlases & permits  
source  
PHOTOGRAPHS 40 - 2/1\* - 2/3; 42 - 1/1\*, 1/2-1/4\* - 89

STREET PATTERN Straight - 3 blocks from Belgrade Avenue southeast to Washington Street

TOPOGRAPHY Level

VISTAS length of street; along Belgrade and residential side streets

USE Commercial TYPE Stores and offices

MATERIALS Brick, plateglass and concrete STORIES 1 - 2

ROOFS Flat

BUILDING PLACEMENT Closely spaced, forming continuous street wall, breaking  
only at sidestreets

SET BACK None, buildings at sidewalk

ARCHITECTURAL STYLE(S) Early 20th century commercial, Art Deco, Mediterranean

EXTERIOR ALTERATION Storefronts EXTERIOR CONDITION Good

DEMOLITION/INTRUSIONS Bank of Boston, corner of Cohasset (c.1988)

### SIGNIFICANCE (cont'd on reverse)

A three block street laid out by the early 1880s, Cornith Street in Roslindale Village exhibits commercial development dating primarily from the first half of the 20th century.

The buildings on the street display a range of surface treatments and details. The brick block at #2-8 Corinth between Belgrade and Birch (built between 1914 and 1924) is located at the gateway to the commercial area from the west, its facade wrapping the Corinth /Belgrade corner. Distinctive for its cast stone detailing, the block displacys decorative panels above the storefront, in the parapet wall, and between the single and triple-window bays on the 2nd floor. Kelleher's Market, at #32-40 (1938) is a yellow brick, Art Deco block with cast stone detailing.

(continued on reverse)



## SIGNIFICANCE (cont'd)

47-49 Corinth (1905), a yellow brick structure with bracketed and modillion cornice and secondary cornice at the storefront level, is a typical commercial block of early 20th century. also noteworthy is a one story Mediterranean style block with red tile roof and two dormers at #42-44.



2-B Corinth St.

TREES AND PLANTINGS none

FENCING none

ART none

OTHER Recommended for inclusion in Roslindale Village National Register  
Historic district.

BIBLIOGRAPHY Building permits.

Maps and Atlases: 1858 (Norfolk); 1874 (Suffolk)

1905, 1914, 1924 (Boston); 1929, 1950 (Sanborn)



47-49 Corinth St.



ADDRESSES 45 and 47 Wenham St.; SEE WENHAM ST  
5 and 7 Craft Place FOR ORIGINAL

MAP NO. 14N/8E SUB-AREA Forest Hills

DATES 1896-1899 permits source

PHOTOGRAPHS 25-1/1, 1/2\*, 1/3, 2/3, 2/4\*, 2/5, 2/6-89

STREET PATTERN Wenham Street is a side street parallel to Hyde Park  
Avenue; Craft Place one of three dead end streets on E. side of Wenham.

TOPOGRAPHY Northeasterly incline from Walk Hill to Weld Hill Streets-  
easterly from Wenham Street up Craft Place.

VISTAS Length of St.

USE residential TYPE two family houses.

MATERIALS Wood shingle. STORIES

ROOFS hip

BUILDING PLACEMENT regularly spaced, w/large double house on  
corner and two family houses on S. side of Craft Place.

SET BACK Houses built to sidewalk

ARCHITECTURAL STYLE(S) Colonial Revival  
Porch stairs on

EXTERIOR ALTERATION #7 Craft Place EXTERIOR CONDITION excellent

DEMOLITION/INTRUSIONS --

### SIGNIFICANCE (cont'd on reverse)

(Map)

As a group, the four houses in these three buildings are outstanding examples of the Colonial Revival and noteworthy for their ornamental detail. Charles Emmel, a carver and papier mache artist, owned the buildings. Emmel had a studio at 383 Albany Street in Boston and resided at the corner of Metropolitan Avenue and Poplar Street in Roslindale. George Zimmer designed a house (1895) for Joseph Goesse at the corner of Bismarck and Porter Streets in Jamaica Plain. Nothing else is known about the architect.

## SIGNIFICANCE (cont'd)

45 and 47 Wenham Street are semi-detached, two-family houses, with a parapeted rick party wall evident at the center of the roof. The two houses were conceived as a single, symmetrical block with sidelit entrances paired at the center. Directly behind are 5 and 7 Craft Place, identical two-family houses with entries in the crossables and rounded 2 1/2-story turrets at the northwest corners, oriented toward Wenham Street.

The extent of ornament on the buildings suggests close cooperation between architect and owner/artist. Facades on the three buildings have bracketed overhanging eaves paneled soffits on Wenham St.) and cornices with egg and dart molding. The same molding wraps the 1-story porches and first floor facades of the Craft Place houses. Decorative bosses line the cornice on the hipped central dormer on the Wenham houses. Wide window heads bear heraldic devices on the Wenham houses and leafy ornament in relief on the Craft place houses. Panels in relief appear at 45 and 47 Wenham, one centered on the hipped facade dormer and two on each of the gabled 2-story bay windows. The larger building also displays a semi-elliptical entry porch raised on a stone foundation; square columns on a shingled balustrade carry the curving entablature. At the juncture of facade and porch roof are two large-scale decorative consoles.

TREES AND PLANTINGS shrubs on Wenham St./Craft Place corner.

FENCING chain-link fences at yards

ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits. Boston City directories.

maps and atlases: 1884, 1896, 1904 (Boston)

BPL Fine Arts Dept., Architects file.



5 and 7 Craft Place,  
45 and 47  
Wenham Street  
(left to right)





ADDRESS 6 Cummins Highway COR. 4210 Washington St.  
 NAME Municipal Building  
present original  
 MAP No. 12N/6E SUB AREA Village-lower Wash.  
 DATE 1916 permit  
 ARCHITECT Harrison source  
Harrison H. Atwood (AMS) permit  
source  
 BUILDER McGahey & O'Connor permit  
source  
 OWNER City of Boston  
original present  
 PHOTOGRAPHS 41 - 2/1\*, 2/2, 2/3 - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
 (non-residential) municipal building

NO. OF STORIES (1st to cornice) three plus -  
 JOF flat cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
 (Other) brick buff stone concrete iron/steel/alum.

BRIEF DESCRIPTION Three-story Classical Rev. building, 3 X 8 bays. Primary cornice with dentils and triglyphs over 2, molded secondary cornice over 3. Recessed entry marked by double-height pilasters and fluted Doric columns. Slightly projecting corner pavilions contain paired windows on all levels, window hoods on stone consoles on 1. Double-height pilasters on 1 and 2 side elevation. Dec. diamond-shaped panels over raised basement

EXTERIOR ALTERATION minor moderate drastic replacement doors

CONDITION good fair poor LOT AREA 16,137 sq. feet

NOTEWORTHY SITE CHARACTERISTICS prominent corner site across Washington Street from Adams Park.

### SIGNIFICANCE (cont'd on reverse)

A prominent landmark, the Roslindale Municipal Building is one of the major institutional buildings ranged along Washington Street and Cummins Highway in Roslindale village. The structure is also an important example of a Classical Revival municipal building in the survey area. Born in New Londonberry, Vermont, Harrison Atwood (1863-?) was schooled in Charlestown and studied architecture under former City Architect George Clough and Samuel J.F. Thayer. He served as a member of the Massachusetts legislature from the 8th District from 1887 to 1889. As City Architect for Boston from 1889 to 1891, Atwood was responsible for the design of several schools and enginehouses in the city's neighborhoods. He maintained a private practice in Dorchester for many years, and is credited with the design of a number of houses in the Ashmont section. Atwood's

(continued on reverse side)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

other municipal buildings include the East Boston District Court House (1912).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for inclusion in Roslindale Village  
National Register Historic District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BPL Fine Arts Dept., Architects File.  
Maps and atlases: 1905, 1914, 1924 (Boston).





ADDRESS 52 Cummins Hwy COR. Florence St.

NAME Roslindale Baptist Church  
present original

MAP No. 12N/7E SUB AREA Village and Lower Wash.

DATE 1884 - 1889 Weld article  
source

ARCHITECT Oscar A Thayer (per MHC/MACRIS)  
source

BUILDER Roslindale Baptist Church Society  
source

OWNER Roslindale Baptist Church Society  
original present

PHOTOGRAPHS 28 - 5/1, 5/2, 6/2\*, 6/3, 6/4, -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Church

NO. OF STORIES (1st to cornice) two plus Tower

DOF multi gable cupola Pyramidal tower dormers Gable wall dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2-st. Stick Style church w/ Shingle Style inspiration. Rectangular massing (3 x 3 bays, asym. facade. Center entry at base of 1 flanked by columns carrying broken pediment surround. Large tripartite window over entry; windows throughout have molded surrounds. Corner boards and decorative beltcourses over clapboards, corner brackets. Shingled wall surfaces (incl. corner tower) flared over 1. Tower shingled above 1; gabled hood moldings over narrow windows

EXTERIOR ALTERATION minor moderate drastic entry surround later addition

CONDITION good fair poor LOT AREA 8845 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Shallow setback on narrow lot. Prominent corner site on major traffic artery through Roslindale.

# SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): on 2, square shingled belfry w/ round-arch openings and bracketed cornice. Clapboarded 2-st. additions on Florence Street.

A well-preserved building displaying elements of the Stick and Shingle styles, this church and the Roslindale Congregational Church (see form) are the best detailed examples of major frame churches in the survey area. The cornerstone for the Roslindale Baptist Church was laid in Nov. 1884; the congregation worshipped in the vestries (ready in June 1885) until completion of the church proper in 1889. The building was dedicated June 17, 1889.



Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>  x  </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>      </u>	Science/ invention	<u>      </u>
The Arts	<u>      </u>	Industry	<u>      </u>	Social/ humanitarian	<u>      </u>
Commerce	<u>      </u>	Military	<u>      </u>	Transportation	<u>      </u>
Communication	<u>      </u>	Political	<u>      </u>		
Community/ development	<u>  x  </u>				

Significance (include explanation of themes checked above)

Prior to the establishment of a church in Roslindale, area Baptists worshipped in Jamaica Plain, where a church was established in 1842. In the spring of 1873 John Weld and the Rev. Maj. H. F. H. Miller surveyed Baptist families south of Forest Hills to determine the need for Baptist services in Roslindale. The Roslindale Baptist Church was formally established March 13, 1874 with 13 members, 6 from conducted on the 2nd floor of the old Florence St. grammar school, and later in Association Hall on South Street. The Rev. S. F. Smith was first pastor. Membership was 69 by the time the congregation purchased a lot for its church in 1883.

Under the leadership of pastor Rev. Henry Hinckley (1893 - 1899) the congregation purchased the Barton estate to the rear of the church for use as a parsonage. While the architect of the original structure is not known, building permits record the 1915 Sunday School addition on Florence Street as the work of locally prominent architect Oscar A. Thayer.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for inclusion in Roslindale Village National Register Historic District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1884, 1896 (Boston).

Building permits.

Pike, James, ed. History of the Churches of Boston. Division one: Baptist and Presbyterian. Boston: Ecclesia Publishing, 1883.

Weld, J. Herbert. "Roslindale Baptist Church." West Roxbury and Roslindale - Residential Suburbs. Souvenir edition.

West Roxbury News, No date (ca. 1905).

ADDRESS 100 Cummins Hwy COR. Sheldon StreetNAME Bethany United Methodist Church  
present originalMAP No. 11N/7E SUB AREA Mt. HopeDATE 1941 Permit

source

ARCHITECT Arland A. Dirlam Dirlam (AMS) permit

source

BUILDER Wm. Bogart Co. permit

source

OWNER Bethany United Methodist Church  
original presentPHOTOGRAPHS 29- 3/1\*, 4/5, 4/6 -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) ChurchNO. OF STORIES (1st to cornice) One plus ----OF Gable cupola Domical dormers -----MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.  
vener

BRIEF DESCRIPTION : 1-st. brick church, 3 x 6 bays. 1-st. square tower w/ cupola and 2nd entry at rear (NE corner). Gable-end frontispiece w/ modillion cornice and returns on corner pilasters, scrolled broken pediment surround at center entry. Brick gable infill in segmental arch over entry, wheel window beneath arch. Double-hung sash in rectangular windows of frontispiece and double-height round-arch windows of side elevations. Gabled frame rear addition.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 21,404 sq. feetNOTEWORTHY SITE CHARACTERISTICS Manicured, landscaped lot overlookingCummins Highway.

## SIGNIFICANCE (cont'd on reverse)

The second home of the Bethany United Methodist Church, this Colonial Revival building was constructed on the foundation of the first church, which burned in late 1940 and was razed in March 1941.

The first Methodist church established in the survey area, the Bethany congregation was known as the Roslindale, and later Central, Methodist Church until 1893. Early Methodist meetings were held in the primary schoolhouse on Poplar St. beginning in 1857. In February 1873 a board of trustees and stewards was elected and the parish established under the direction of the Rev. W. E. Huntington, pastor. A Stick Style church was constructed at the corner of Ashland St.

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	<u>X</u>
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

(now Cummins Highway) and Sheldon St. in 1874.

Rev. Daniel Dorchester, well-known to the larger community, was pastor beginning in 1888. During his pastorate the parish built a parsonage on the lot fronting Sheldon St.

Bethany was the parent church for two other Methodist Episcopal churches, the West Roxbury (later Daniel Dorchester Memorial) M.E. Church on Park St. (organ. 1888, see form), and the Upham Memorial M. E. Church at the corner of Patten and Wachusett Streets in Forest Hills (organ. 1895, demolished). Both churches began as missions of Bethany and were named in honor of deceased Bethany pastors, the Rev. Dorchester and the Rev. Frederick N. Upham, respectively.

Architect Arland Dirlam (1905-1979) of Malden and Marblehead is known for his institutional buildings in greater Boston. A graduate of Tufts and Harvard, Dirlam traveled on an Appleton Fellowship from Harvard (1929-1931) before establishing his own practice in 1931. His principle works include the 1st Methodist Church in Meriden, CT (1949), the Univ. Lutheran Church in Cambridge (1951), East Congregational Church in Milton (1951), Carmichael Hall at Tufts Univ. (1954), and a number of civic and church buildings in Marblehead. Dirlam was also architect for church improvements; those in the survey area include St. Stephen's Methodist Church, 5160 Washington St. (West Rox.) and Roslindale Congregational Church.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Brown, Henry W. "Bethany United Meth. Church." West Rox. and Ros. - Residential Suburbs. Souvenir ed. West Rox. News, no date (ca. 1905).

Koyl, Geo. S. ed. Am. Architects Dictionary. 1st ed. NY: Bowker Co., 1955. Building permits.

\*SPNEA archives has a collection of Dirlam's drawings (deposited after his death).



ADDRESS 25 Cummins Hwy COR. Summer Ave.

NAME Roslindale Congregational Church  
present original

MAP No. 12N/6E SUB AREA Village/Lower wash.

DATE 1894 Cornerstone  
source

ARCHITECT James Murray permit  
source

BUILDER William Swanson

OWNER	<u>Roslindale Congregational Church</u>
	<u>original                      present</u>
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

PHOTOGRAPHS 28 -6/1; 29-1/1-1/3, 2/2\* -2/6 -89



TYPE	(residential)	single	double	row	2-fam.	3-deck	ten	apt.
	(non-residential)		Church					

NO. OF STORIES (1st to cornice) one plus Tower

DOF Cross - Gable cupola Pyramidal Tower dormers shed (E. side only)

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

**BRIEF DESCRIPTION:** 1 1/2-st. Shingle Style church. Asymm. front-gabled facade offset by 2-story square clocktower N corner and 1-st. semi-circular bay E corner. Pinnacles at 4 corners of tower roof, open belvedere effect on tower above 1. Round-arch porticos on clustered squat columns mark entries at nave/tower juncture and E side. Wall surface of cedar shingles flared over granite foundation. Tripartite window scheme predominates.

EXTERIOR ALTERATION minor moderate drastic Lexan on stained glass windows

CONDITION good fair poor LOT AREA 15,356 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Large manicured corner lot with hedges at sidewalk

## SIGNIFICANCE (cont'd on reverse)

An outstanding example of the Shingle Style influenced by the Richardsonian Romanesque, this church is a prominent landmark in Roslindale Village.

Roslindale Congregational Church was organized November 10, 1890 with 67 charter members under the direction of the Rev. Richard B. Grover, pastor during the church's formative years (1890-1899). Rev. Grover had been responsible for commissioning a survey by the Massachusetts Home Missionary Committee to determine the need for Congregational services in Roslindale. [Report] Congregational services were held in Association Hall on South Street for several months prior

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	<u>x</u>
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

to organization and during construction of the church.

The congregation purchased the building lot from Catherine Havey in 1891 and broke ground on the church building on August 2, 1893. Completed at the cost of about \$25,000, the church was dedicated October 27, 1895.

The church was constructed largely according to Murray's designs, although a second, smaller tower in place of the present semi-circular bay at the E corner appears to have been the original intent. [news. article] Murray, a Boston-based architect active from the 1890's through the 1930's, designed a number of 1 and 2-family dwellings in Boston's outlying neighborhoods, particularly in Roslindale, West Roxbury, Jamaica Plain, and Hyde Park. Nothing is known of Murray's education or apprenticeships; church historians believe the architect and his family to have been members of the congregation. [Report]

One stained glass window in the chapel, noteworthy for its rich floral patterns, was donated in the memory of Alice Broughton Grover, wife of the founding minister. The church bell was donated to the congregation by John Pearce, a local philanthropist, in 1895.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Preparation of an individual NR nomination is underway.

Restoration of the church exterior was completed in 1986.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Corsino, Robin et al. Student Report on Roslindale Congregational Church for Boston Landmarks Commission, May 1988.

Crowell, Samuel F. "Roslindale Congregational Church." West Rox. and Ros. Residential Suburbs. Souvenired.

West Rox. News, no date (ca. 1905).

"A Pretty Structure"- an article on construction of church. Aug. 3, 1893-unattributed



ADDRESS 169 Cummins Hwy. COR. Brown Ave.NAME Sacred Heart Church  
present originalMAP No. 11N/7E SUB AREA Metropolitan Hill/BeechDATE 1893 Cornerstone  
sourceARCHITECT sourceBUILDER sourceOWNER Roman Catholic Archbishop of Boston  
original presentPHOTOGRAPHS 30- 2/4\*, 2/5, 2/6 -89St. Clare's H.S. 30-2/3, 2/4, -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) ChurchNO. OF STORIES (1st to cornice) One plus 3-Story TowerDOF Gable cupola ---- dormers ----MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone Sandstone concrete iron/steel/alum.

BRIEF DESCRIPTION: 5 x 8-bay Victorian Gothic church w/ square tower NE corner and double-height apse W end. Parapeted end walls, pinnacle-topped wall buttresses on facade, corner buttresses at apse, 1-st. buttresses at sides. Raised stone steps lead to triple entry in pointed-arch surrounds. Ext. walls and corbled cornice in Falston pressed brick of buff color trimmed w/ Longmeadow sandstone. Tower replacement above 2 resolves in needle spire. Single and paired lancet-

EXTERIOR ALTERATION minor moderate drastic Tower, Wall Buttresses shortened,  
Lexan on stained glass windows.CONDITION good fair poor LOT AREA 38,506 sq. feetNOTEWORTHY SITE CHARACTERISTICS Corner site on busy artery from Roslindale  
village to Hyde Park and Mattapan

## SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): arch windows w/ Gothic tracery. Large pointed-arch window above entry.

## (Map)

The earliest Catholic church building in the survey area, Sacred Heart Church is a prominent local landmark. Catholics in Roslindale petitioned for a church in 1885 and purchased a building lot on Poplar St., where the first masses were held in a large tent on the site. Construction was delayed due to insufficient funds until 1891, at which time the parish purchased the present larger lot.



Moved; date if known ----

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>  x  </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>      </u>	Science/ invention	<u>      </u>
The Arts	<u>      </u>	Industry	<u>      </u>	Social/ humanitarian	<u>      </u>
Commerce	<u>      </u>	Military	<u>      </u>	Transportation	<u>      </u>
Communication	<u>      </u>	Political	<u>      </u>		
Community/ development	<u>      </u>				

Significance (include explanation of themes checked above)

Money was raised through donations and the proceeds from ten diocesan - sponsored annual barbecues held at Apollo Gardens on Amory St., Roxbury. Concession tables at the barbecues were run by individual parish organizations.

The laying of the cornerstone for Roslindale's first Catholic church took place on Sept. 3, 1893, and the basement (lower church) was ready for use by Christmas of that year. Little is known about the design and construction of the upper church. Opalescent glass windows are reportedly the early work of Charles Connick of Boston. [Tent to Temple] The completed church was dedicated on June 5, 1910.

Sacred Heart parish was formally created July 7, 1893 with the Rev. Thomas Magennis as pastor and the Rev. John F. Cummins, assistant. Originally incorporating all of West Roxbury and Roslindale, the parish shrank to its present size following the establishment of the mission St. Theresa's Church of West Roxbury as an independent parish (1896, see form) and the creation of four new parishes: St. Andrew's at Forest Hills (1918, see form), Holy Name in West Roxbury (1927, see form), St. Joseph's in Hyde Park (1938), and St. John Crysostom in West Roxbury (1952).

Sacred Heart flourished for 40 years under the direction of Fr. Cummins (1852-1933), a Boston native who is generally considered the founder of the parish. Appointed pastor of Sacred Heart in late 1893, Fr. Cummins had charge of patients at the city's Smallpox and Insane Hospitals, both located off Walk Hill Street

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register listing.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits. SPNEA Archives.

Lord, Robt H. et al. Hist. of the Archdiocese of Boston (1604-1943). 3 vols. Boston: The Pilot Publishing Co., 1945.

Souvenir of The Grand Barbecue. Sacred Heart Parish, Sat., Sept. 1, 1894.

Sullivan, Jas. S., ed. ...Account of The Catholic Church of New England Embracing the Archdiocese of Boston. Boston, 1895.

The Tent to Temple: Sacred Heart Church, Ros., Mass. Diamond twoilee, 1893-1968.

ADDRESS 169 Cummins HighwayNAME Sacred Heart ChurchSIGNIFICANCE (continued)

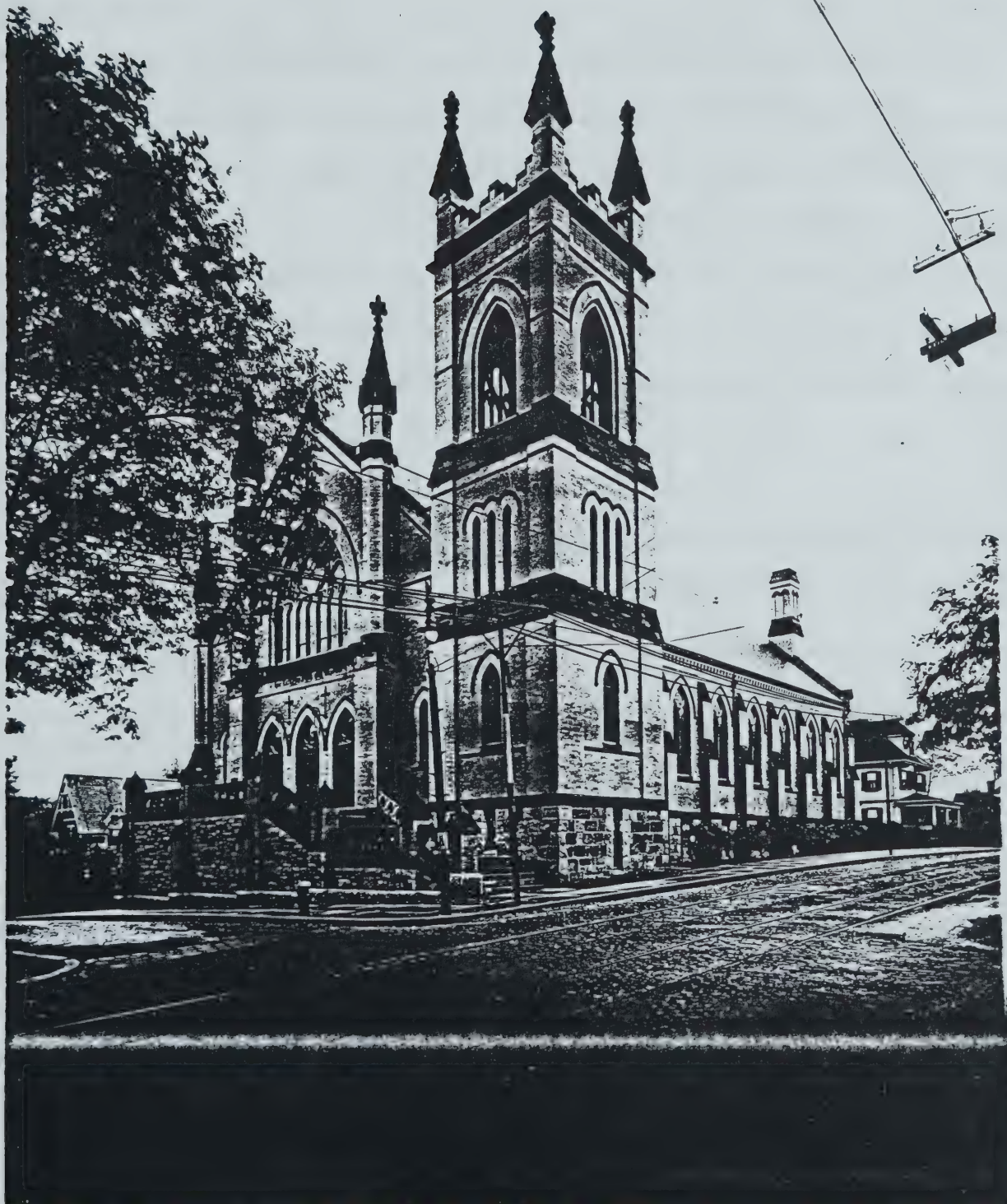
in Forest Hills. On March 1, 1929, Ashland Street immediately north of the church was renamed Cummins Highway in recognition of the priest's contribution to the community.

The parish built St. Francis Xavier School at 190 Cummins Highway diagonally across from the church in 1916. This building became the nucleus for St. Clare's High School following construction of a new Sacred Heart School and convent on Canterbury Street in 1954. In 1956, the parish purchased the Stephen M. Weld School on Seymour Street (see form) from the city, renaming the building St. Tranciscus School.

The church tower, condemned in 1950, was rebuilt above the 2nd story in 1952. Maginnis and Walsh, the Boston architectural firm known nationally for its work on Roman Catholic Churches and institutional buildings completed the tower and an interior restoration of the church in the early 1950s.





ADDRESS CUMMINS HIGHWAY AT BROWNAVE.NAME SACRED HEART CHURCHVIEW OF CHURCH WITH ORIGINAL STEEPLE  
COURTESY SPNEA ARCHIVES





BOSTON LANDMARKS COMMISSION Street Information Form No. EC 1007 Area Roslindale

1-47 (odd) and 4-44 (even)

ADDRESSES Delano Park

MAP NO. 11N/6-7E SUB-AREA MetropHill/Beech

DATES ca. 1890 - ca. 1940 permits, atlases  
source

PHOTOGRAPHS 32- 3/1\*, 3/2, 3/3, 3/4\*, 3/5,  
4/3, 4/4, 4/5\*, 4/6, - 89



STREET PATTERN One block Street with two roads flanking  
grassy median.

TOPOGRAPHY incline from Poplar St. SW to Whitford St. -

grade rises dramatically in wooded area beyond Whitford St.

VISTAS length of street - Metropolitan Hill to SW, Sacred Heart Church  
to NE.

USE residential TYPE Single Family, two family

MATERIALS clapboard, shingles, brick veneer STORIES 1½-2½

ROOFS gable (incl. clipped gable), hip.

BUILDING PLACEMENT Regularly spaced, with older houses occupying  
more of lot - side and back yards.

SET BACK uniform, generally 8-10 feet from sidewalk.

ARCHITECTURAL STYLE(S) Craftsman (bungalows), late 19th cent. vernacular.

EXTERIOR ALTERATION storm sash EXTERIOR CONDITION good to excellent

DEMOLITION/INTRUSIONS none

#### SIGNIFICANCE (cont'd on reverse)

Delano Park is significant in the survey area as the only observed residential subdivision arranged around a park-like median. Known as Clarendon Park until ca. 1930, Delano Park was originally intended to continue southwest beyond Whitford Street. The steep grade up Metropolitan Hill precluded the extension of the park idea beyond the single block between Poplar and Whitford Streets.

The Delano Park vicinity was subdivided into building lots by the Metropolitan Land Co. as early as the 1870's. The company owned immense acreage in the area of Metropolitan Hill, extending from the present Metropolitan Avenue northeast to Poplar Street and beyond the railroad tracks to Mt. Hope. All of the lots on Delano Park were sold by ca. 1900. Development at the lower end of the park near the intersection with Poplar Street is generally the earliest on the block.

Delano Park displays a variety of single and two-family houses. particularly noteworthy for its uniqueness on the block is a large single-family house at the corner of Poplar Street (#1 Delano Park) with a cross-gable roof, onion-dome turret, and wrap-around porch. Vernacular 2 1/2-story, 2-bay, gable-front dwellings, some with



## SIGNIFICANCE (cont'd)

bay windows, abound at the lower end of the block (#4, 5, 8, 11, 15). A 1 1/2-story version with a clipped gable roof, paired facade windows, and a full-width porch at #16 (photo) was designed in 1899. The vernacular form has been adapted to both single-family and two-family houses.

About one-half dozen houses are bungalows, located primarily at the top of the block. Virtually the only surface detailing on these gabled and hipped bungalows is their shingled pedimented porches and exposed rafters. A typical example is the house at #39 (photo), designed in 1930. Other Craftsman style houses are two two-family dwellings at #10-12 and 17-19. Alvin F. Brodin, a Roslindale architect active in the early decades of the 20th century, designed the house at #10-12 (1928, photo), a hipped roof dwelling with tripartite windows in the cross gable bay, and an entry porch at the western corner.

Four houses at the northern end constitute the last phase of the block's development: Garrison Colonials at #20, 25, and 29 and a post-war cape at #38. The cape was designed in 1938 by Harold R. Duffie, another Roslindale architect who was active in the residential development of Roslindale and West Roxbury before World War II. Among Duffie's designs are single and two-family houses on Fletcher St. in Roslindale; and Halford Rd., Theodore Parker Rd., Manthorne Rd., Redlands Rd., and Weld St. in West Roxbury. Duffie maintained offices on Robert Street and later Belgrade Avenue from the 1910's through the 1940's.

TREES AND PLANTINGS      shrubs at houses or along sidewalk - single row of trees  
down median

FENCING      some chain link fences define properties at sidewalk

ART      none

OTHER

BIBLIOGRAPHY      Building permits.

maps and atlases: 1874 (Suffolk Co.); 1884, 1896, 1905, 1914 (Boston).



BOSTON LANDMARKS COMMISSION Street Information Form No. 1003 <sup>RD</sup> Area Roslindale  
154-202(even) 163-201 (odd)



ADDRESSES Durnell Avenue

MAP NO. 11N/5E SUB-AREA MetropHill/Beech

DATES ca. 1860-1915 permits, atlases  
source

PHOTOGRAPHS 33 - 4/1, 5/2, 5/3, 5/4, 5/5, 5/6-8

STREET PATTERN Last two blocks of a winding residential through street  
extending NW/SE between Belgrade Avenue and Washington St.

TOPOGRAPHY Highest elevation on Dumell Avenue, meeting Washington  
Street with grade dropping to N/NE

VISTAS View down Birch St. to NE (Roslindale Village)

USE Residential TYPE one and two family houses, triple Deckers

MATERIALS Wood shingle, Asbestos Shingle, Stucco STORIES 1½=2½

ROOFS Gable (including cross gable), flat.

BUILDING PLACEMENT Houses are irregularly spaced - houses on N side  
between Birch St. and Roslindale Ave. built on high foundations.

SET BACK Varies- from sidewalk(triple deckers) to approx. 30 feet.

ARCHITECTURAL STYLE(S) Gothic Revival, Victorial Vernacular, Colonial Rev.

EXTERIOR ALTERATION siding/porches EXTERIOR CONDITION fair to good

DEMOLITION/INTRUSIONS one ca. 1940, house at top of Birch St.

#### SIGNIFICANCE (cont'd on reverse)

The nineteen houses in the last two blocks of Durnell Avenue illustrate the different types of residential construction on the street. Laid out in the mid-19th century as Dudley Avenue, Durnell Avenue winds an irregular course that predates the straight blocks of late 19th-century subdivisions in this residential section southwest of Roslindale village. Durnell Avenue was known as Dudley Street until at least 1915.

A vernacular Gothic Revival farmhouse at #173 (photo) appears to be the oldest building on the street. This 1 1/2-story, 3-bay, gable-front dwelling has a pair of cross gables on the east side and a single cross gable on the west. In the late 1870's/early 1880's, five vernacular Victorian houses, generally 2-1/2-stories, were built east of Birch Street directly across from #173. Each of these gable-front houses (#172, 176, 182, 188, and 194) has a two-bay facade, with either an entry and adjacent bay window or an entry recessed in a cross-gable wing. Similar houses were also built on the south wide of the street later in the century.



## SIGNIFICANCE (cont'd)

The latest development on the north side of these two blocks are three triple-deckers built ca. 1915 at #198, 200, and 202. These houses near Washington Street are typical of the multi-family construction that dominated the thorough-fare by the mid-20th century. The Durnell Avenue triple-deckers are distinguished by double-height columns on the facade porches.

This end of Durnell Avenue, though more intact than lower sections of the street to the northwest, has sustained a significant amount of alteration. The extent of siding and window and porch alterations would preclude the area's eligibility for the National Register as a district. Further research would establish the individual eligibility of the farmhouse at #173.



TREES AND PLANTINGS some trees at sidewalk - mostly shrubs at houses.

---

FENCING chain-link or picket fences between properties.

---

ART none

---

OTHER

---

BIBLIOGRAPHY Building permits

---

maps and atlases: 1874 (Suffolk Co.); 1884, 1896, 1905, 1914 (Boston).

---





ADDRESS 31 Fairview St. COR. near Ashfield St.

NAME present original

MAP No. 13N/6E SUB AREA Centre-South

DATE 1906 permit  
source

ARCHITECT George Dame permit  
source

BUILDER George Dame permit  
source

OWNER H.J. Lang  
original present

PHOTOGRAPHS 38- 5/4, 5/5, 6/1\* -89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

ROOF gable cupola -- dormers gable

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 2 1/2-st. vernac. Col. Rev. house. 2-bay, asymm. facade.  
1: canted cut-away bay at NW corner, 1-bay entry porch w/ paired columns on  
shingled balustrade SW corner, entry w/ square stained glass sidelight. Shingled  
flair over 1. Bracketed facade gable containing recessed arch surround for  
attic window, shingle infill. Prominent cross-gable dormers w/ returns on side  
elevations, 2-tier projecting bay N side.

EXTERIOR ALTERATION minor moderate drastic window sash replaced

CONDITION good fair poor LOT AREA 5924 sq. feet

NOTEWORTHY SITE CHARACTERISTICS House set on slight incline from

street near crest of hill; trees screen portion of facade.

#### SIGNIFICANCE (cont'd on reverse)

The size, scale, and style of this house is typical of others of its period on Fairview Street, the first street to be developed from the Skinner estate. Subdivided in the early 1880's, the original estate extended from Walter Street east to the railroad tracks. The construction firm owned by Forest Hills resident Thomas Minton developed Skinner Hill for Andrew J. Peters and Thomas F. Proctor, trustees.

H. J. Lang resided at 26 South Fairview Street during construction of this

Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>---</u>	Conservation	<u>---</u>	Recreation	<u>---</u>
Agricultural	<u>---</u>	Education	<u>---</u>	Religion	<u>---</u>
Architectural	<u>x</u>	Exploration/ settlement	<u>---</u>	Science/ invention	<u>---</u>
The Arts	<u>---</u>	Industry	<u>---</u>	Social/ humanitarian	<u>---</u>
Commerce	<u>---</u>	Military	<u>---</u>	Transportation	<u>---</u>
Communication	<u>---</u>	Political	<u>---</u>		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

house. In 1909 John A. Lang lived here; Lang was treasurer of the machinists company of John A. Lang & Sons, with a business address of 280 Dover Street in Boston. The house at 31 Fairview is typical of those constructed during Roslindale's suburban building boom in the late 19th/early 20th century, a boom generated in large part by railroad commuters with businesses in Boston.

George Dame, who lived on Conway Street immediately south of Fairview at the time 31 Fairview was built, apparently owned a building business known as Dame & Warner. Nothing is known about Dame's training. He designed a number of 1 and 2-family houses in Roslindale and Jamaica Plain from ca. 1888-1899, as well as the 1888 parsonage for Bethany Methodist Church on Cummins Highway (see form) and 33 Symmes Street near this house.

Fairview Street is the primary north-south route linking all streets in the subdivision. From the crest of Skinner Hill near 31 Fairview is a clear view south to the water tower on Bellevue Hill in West Roxbury.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1874 (Suffolk Co.); 1884, 1896, 1905 (Boston).

West rox. and Ros. - Residential Suburbs. Souvenir ed. of West Rox. News, ca. 1905.

Boston city directories.

BPL Fine Arts Dept., Architects file.

ADDRESS 37 Fairview St. COR. Top of primrose St.

NAME present original

MAP No. 13N / 6E SUB AREA Centre - South

DATE 1898 permit  
source

ARCHITECT James Murray permit  
source

BUILDER McEachern & Crawford permit  
source

OWNER James Ryan original present

PHOTOGRAPHS 38 - 5/1, 5/2, 5/3\* -89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

DOF cross - gable cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 2 1/2-st. Queen Anne house displaying influence of Shingle and Col. Rev. styles. Center entry, projecting pedimented porch, clustered columns, shingled balustrade. 2-st. cut-away bay S of entry w/ secondary cornice over 1. Oriel bay N of entry on 2. Broad facade gable containing projecting bay recessed in curving shingled surround. 2-st. bay windows beneath cross gables on N and S sides w/ secondary cornice over 1 and pedimented hoods over 2.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 5777 sq. feet

NOTEWORTHY SITE CHARACTERISTICS House at Street grade near crest of hill

-setback approx. 15 +20 feet

# SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): Wide frieze, overhanging eaves, plain but prominent window surrounds. 2/1 sash.

## SIGNIFICANCE:

This house is a good example fo the integration of late 19th century details into a single for: the strong central emphasis of the pedimented entry portico and the pedimented hoods on the side bays acknowledge the Colonial Revival.

Fairview Street was the first street to be developed from the Skinner estate. Subdivided in the early 1880's, the original estate extended from Walter Street



Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>  x  </u>	Exploration/	<u>      </u>	Science/	<u>      </u>
The Arts	<u>      </u>	settlement	<u>      </u>	invention	<u>      </u>
Commerce	<u>      </u>	Industry	<u>      </u>	Social/	<u>      </u>
Communication	<u>      </u>	Military	<u>      </u>	humanitarian	<u>      </u>
Community/	<u>      </u>	Political	<u>      </u>	Transportation	<u>      </u>
development	<u>  x  </u>				

Significance (include explanation of themes checked above)

east to the railroad tracks. The construction firm owned by Forest Hills resident Thomas Minton developed Skinner Hill for Andrew J. Peters and Thomas F. Proctor, trustees.

James Ryan ran a monogram, stamps, and stencils business that catered to the boot and shoe trade; his office was 154 Federal Street, Boston. His house is typical of those constructed during Roslindale's suburban building boom in the late 19th/early 20th century, a boom generated in large part by railroad commuters with businesses in Boston.

James Murray, a Boston-based architect active from the 1890's through the 1930's, designed a number of 1 and 2-family dwellings in Boston's outlying neighborhoods, particularly Roslindale, West Roxbury, Jamaica Plain, and Hyde Park. Murray's best known work in the survey area is the Roslindale Congregational Church on Cummins Highway (1894, see form), an outstanding example of the Shingle Style. He also designed a frame commercial block at 120-120 1/2 Park Street (1911, see form) near Highland Station in West Roxbury.

Fairview Street is the primary north-south route linking all streets in the subdivision. From the crest of Skinner Hill near 37 Fairview is a clear view south to the water tower on Bellevue Hill in West Roxbury.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1874 (Suffolk Co.); 1884, 1896, 1905 (Boston).

West Rox. and Ros. - Residential suburbs. Souvenir ed. of West Rox. News, ca. 1905

Boston city directories.

BPL Fine Arts Dept., Architects File.

ADDRESS 30 Farguhar St. COR. Near Selwyn St.

NAME \_\_\_\_\_  
present original

MAP No. 12-13N/6E SUB AREA Centre-South

DATE 1894 permit  
source

ARCHITECT Wills Bros. permit  
source

BUILDER Wills Bros. permit  
source

OWNER Theo and Eva F. Snow  
original present

PHOTOGRAPHS 35-1/1\* -89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

ROOF    Hip                         cupola                      --                      dormers                      gable                     

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Queen Anne house. Hipped roof w/ projecting pedimented cross gables S side and over frontispiece E side. 3-bay facade, end-bay entry, 2-bay shed-roof porch w/ cross gable over entry; turned posts, brackets, and balusters. Prominent central projecting frontispiece over porch: single windows beneath curved pediment on 2, dec. half-timbering above 2, and oriel window in dormer. Wide frieze, cornerboards on 1, flair in shingle siding over 1. 2/1 sash. Integral rear

EXTERIOR ALTERATION    minor    moderate    drastic \_\_\_\_\_ porch.

CONDITION good fair poor recently rehabbed LOT AREA 5325 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Pickett fence at driveway; shrubs

```
define property at sidewalk.
```

SIGNIFICANCE (cont'd on reverse)

One of the best-detailed houses in this section of Roslindale, 30 Farquhar Street is a remarkably well-preserved Queen Anne house exhibiting the influence of the Colonial Revival style with its strong central emphasis on the facade. This house is particularly unusual for the southern end of Farquhar Street near South Street, a block dominated by gable-front two-family houses and triple deckers.

The house was built for Theodore and Eva F. Snow; Theodore Snow is listed in city directories as a foreman living at the corner of Wachusett and Walk

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>    </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>  x  </u>				

Significance (include explanation of themes checked above)

Hill Streets in Forest Hills. Snow may have worked for the Wills Brothers building company, although such a connection has not been established. Wills Bros., whose business address was Newburg Street in Roslindale, were also associated with the construction of a house at 200 Beech Street (1898, see street form).

Farquhar Street was laid out in the first major subdivision of the Bradford estate, bordered by Centre and South Streets and the railroad tracks. A second auction of land on the estate occurred in 1896. An advertisement for the second auction noted the area's high, dry land, easy access to two railroad stations (Roslindale and Central/Bellevue), and proximity to trolley lines under construction. The name "Farquhar" hails from one of the early lot-owners, but the naming of that street and others (Congreve and Fletcher Streets immediately west) after minor English playwrights indicates that the streets were constructed and named as part of a single subdivision.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1884, 1896, 1905, 1914 (Boston)  
Boston 200 Neighborhood History Series. Roslindale 1975.  
Bob Murphy, West Roxbury Historical Society and Roslindale resident.  
Boston City Directories.





ADDRESSES 46-106 (even) Fletcher St.

MAP NO. 13N/5E SUB-AREA Centre-South

DATES ca. 1900-1915 permits, atlases  
source

PHOTOGRAPHS 37-4/4\*, 4/5, 5/1, 5/2, 5/3, 5/4, 5/5\*-89

STREET PATTERN One block ladder street (SE/NW) between Centre St.  
and South St./Robert St. intersection.

TOPOGRAPHY Grade rises toward Centre St.

VISTAS Length of street.

USE residential TYPE One and two family house.

MATERIALS Wood shingles, siding, stucco STORIES two - two and a half

ROOFS Hip, gambrel, gable

BUILDING PLACEMENT Regular - each house has a side yard.

SET BACK Uniform (15-20 feet)

ARCHITECTURAL STYLE(S) Colonial Revival, Craftsman.

EXTERIOR ALTERATION siding EXTERIOR CONDITION Good to excellent.

DEMOLITION/INTRUSIONS none.

#### SIGNIFICANCE (cont'd on reverse)

As a group, these fifteen houses are the best preserved on the street and represent a range of types and styles. Fletcher Street was laid out in 1892 with the subdivision of the Bradford estate. The southern end of the block at South Street had developed quickly by the late 1890's. In contrast, only two houses had been built at the northern end of the block near Centre Street as late as 1905.

Roslindale architect Harold Duffie designed at least two of the houses, a gambrel-roof shingled house at #52 (1912) and a gambrel-front stucco house at #78 (1914). The latter is the only stucco house in the row. Duffie, who maintained offices on Robert Street and later Belgrade Avenue from the 1910's through the 1940's, was active in Roslindale and West Roxbury's residential development. In addition to the houses on Fletcher Street, Duffie designed houses during the same period on Manthorne Street, Halford Road, Theodore Parker Road, and Weld Street in West Roxbury. His house designs were occasionally built by his brother (?) Richard Duffie.

## SIGNIFICANCE (cont'd)

The street has three hipped-roof Craftsman-style houses (#46, 60, and 90), and a number of Colonial Revival houses displaying Craftsman influences. For example, a center-entry house with hipped roof and central Palladian window dormer has wide overhanging eaves (#80), and exposed rafters are visible on the dormers and side elevations of houses with pedimented gables and paired column entry porches (#94, 98, 102). Another motable design is seen at #86, a gambrel-front, single-family house with decorative half-timbering in a checkerboard pattern at the attic level and a porch with paired columns.



TREES AND PLANTINGS properties marked with shrubs at sidewalk - some trees  
at street edge.

FENCING none

ART none

OTHER

BIBLIOGRAPHY Building permits.

maps and atlases: 1884, 1896, 1905, 1914, 1924 (Boston).

ADDRESS 2-4 Florence St. COR. Poplar

NAME \_\_\_\_\_  
present original

MAP No. 12 N/6E SUB AREA village/lower Wash

DATE 1902 permit  
source

ARCHITECT James G. Hutchinson permit  
source

BUILDER Thomas Tobin permit  
source

OWNER Ann Mahoney  
original present

PHOTOGRAPHS 40 - 1/1\*, 1/2 - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) \_\_\_\_\_

NO. OF STORIES (1st to cornice) two plus attic

ROOF hip cupola -- dormers gable

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone \_\_\_\_\_ concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Colonial Rev. house. 3-bay facade, slightly projecting gabled center pavilion containing entry w/ tracery in sidelights and elliptical fanlight, Palladian window on 2, wheel window in gable end. Wide entablature w/ modillion cornice, gable returns on dormers, fluted pilasters at corners of pavillion and main block. Secondary facade on Poplar Street similarly detailed. Porches on 3 sides: Florence and Poplar elevations have wide 1-st. porticos, each w/ clustered corner

EXTERIOR ALTERATION minor moderate drastic window sash replacement

CONDITION good fair poor \_\_\_\_\_ LOT AREA 5286 sq. feet

NOTEWORTHY SITE CHARACTERISTICS House set close to sidewalk on Poplar St. side -  
- landscaped corner lot - iron fence and gate

#### SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): columns, wide frieze, dentil cornice, and turned balustrade and finals on 2.

#### SIGNIFICANCE

One of the best preserved of Roslindale's high-style Colonial Revival houses, 2-4 Florence Street attests to the versatility of its architect, James G. Hutchinson. Hutchinson was active in the survey area in the early decades of the 20th century,



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

and designed 1- and 2-family houses predominantly of Colonial revival or Craftman influence. His work ranges from the stucco and half-timbered parish house for the Roslindale Unitarian Church on South St. (see form) to the broad-gable shingled facades of the vernacular Colonial Revival houses at 142 and 146 Tyndale Street (1925, see street form). The architect's design for this originally single-family house at 2-4 Florence Street is his most high-style design in the survey area known to date. Hutchinson formed a partnership with another locally prominent architect, James Murray, in 1905.

City directories yield no information on Ann Mahoney.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1896, 1905 (Boston)

City directories.

ADDRESS 8 Florence St. COR. Near Poplar St.NAME \_\_\_\_\_  
present originalMAP No. 12N/6E SUB AREA village/lower WashDATE 1896 - ca. 1905 atlases  
sourceARCHITECT \_\_\_\_\_  
sourceBUILDER \_\_\_\_\_  
sourceOWNER William S. Macomber (1905)  
original presentPHOTOGRAPHS 40 - 1/3, 1/4, 1/5\* - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) \_\_\_\_\_NO. OF STORIES (1st to cornice) two plus atticROOF Hip cupola -- dormers clipped gableMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone \_\_\_\_\_ concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. house, 3 x 2-bays. Overhanging eaves w/ triangular knee braces. Center entry flanked by bay windows w/ dentil and bracketed cornices and paneled aprons. 1-st. projecting porch connecting bay windows; Tuscan columns, dentil and bracketed cornice, full-width balustrade w/ turned balusters. Matchboard siding in paired window wall dormer over entrance w/ transcom. Shallow molded window surrounds, sills w/ diminutive brackets. 1/1 and 2/2 sash intact.

EXTERIOR ALTERATION minor moderate drastic \_\_\_\_\_

CONDITION good fair poor \_\_\_\_\_ LOT AREA 5435 sq. feetNOTEWORTHY SITE CHARACTERISTICS Setback from street approx. 15 feet- trees and shrubs lining edge of driveway to E.

## SIGNIFICANCE (cont'd on reverse)

This electric house combines Colonial Revival massing and Craftsman-style influence, particularly at the cornice line.

William S. Macomber was a real estate agent with an office at 41 Poplar Street. He was the developer of the house at 46 Hewlett Street (1916, see form) and probably others in the vicinity of Roslindale village. Macomber resided in this house at the time of the construction of 46 Hewlett Street. Further research is needed to

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

determine the extent of Macomber's contribution to the suburban development of Roslindale in the early 20th century.

A similarly styled garage on the property was built in 1937. The original building permit for the house has not been located.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1874 (Suffolk); 1884, 1896, 1905 (Boston).

Boston city directories.

Building permits.



NAME \_\_\_\_\_

present	original
---------	----------

DATE \_\_\_\_\_  
source \_\_\_\_\_

ARCHITECT \_\_\_\_\_ source \_\_\_\_\_

BUILDER \_\_\_\_\_ source \_\_\_\_\_

OWNER Samuel F. Dearborn (1873)  
original present

PHOTOGRAPHS 29 - 2/1\*, 3/5, 3/6 - 89

NO. OF STORIES (1st to cornice)      two                      plus      attic

ROOF      gable                      cupola              --              dormers      --

BRIEF DESCRIPTION: 2 1/2-st. Italianate house on stone foundation. 3-bay facade, single-pile plan, brick int. chimney. Bracketed overhanging eaves. Center entry w/ 5-pane sidelights beneath central cross-gable containing round-arch attic window. 1-st. full -width bracketed porch w/ bracketed posts and plain balusters. 2/2 sash in unornamented surrounds. 2-st. enclosed porch addition at rear.

CONDITION good fair poor LOT AREA 4900 sq. feet

SIGNIFICANCE (cont'd on reverse)

Samuel F. Dearborn owned the house in 1873. Dearborn ran an apothecary business at the corner of Florence and Ashland (now Cummins Highway), probably from another

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

building on the corner. The following excerpt was published in the Parkway Transcript in the 1930's as part of a series of local reminiscences:

"Mr. Dearborn conducted a drug store on the corner of Ashland and Florence Streets. The proprietor of the store was quite a character. He came to Roslindale from Exeter, New Hampshire, and was the original one of the characters delineated by Judge Shute in his 'Diary of a Real Boy.' Dearborn's store made more of a reputation in the soda fountain line than it did in the drug business, owing, quite likely to the proprietor's ability and propensity for dispensing good stories along with his fizz water."

Florence Street is one of the early streets (pre-1858) in the vicinity of Roslindale village.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1858 (Norfolk Co.); 1874 (Suffolk Co.); 1884 (Boston).  
Brookline, Jamaica Plain, and West Roxbury directory, 1873.  
Boston **2**oo Neighborhood series. Roslindale. Boston, 1975.



BOSTON LANDMARKS COMMISSION Street Information Form No. RD 1010 Area Roslindale  
(Jamaica Plain)



ADDRESSES Florian Street 90, 94, 96, 98  
Southbourne Road 19, 21, 25 & 30-84 (even)  
Wachusett Street 288, 296, 302  
MAP NO. 13N/7-8E SUB-AREA Forest Hills

DATES 1912 permits  
source

PHOTOGRAPHS 28 - 2/1\*, 2/2-2/6, 3/1-3/3\*, 4/1-4/6  
5/3, 5/4\*, 5/5, 5/6 - 89

STREET PATTERN Curving block of Southbourne Road intersected by curved ends of  
Wachusett Street and Florian Street at west end of development.

TOPOGRAPHY Hilly terrain rising east/northeast from Hyde Park Avenue - houses  
on even side of Southbourne set on incline over street.

VISTAS Along street, within immediate neighborhood.

USE Residential TYPE Single family detached and semi-detached houses

MATERIALS Brick, stucco and clapboard STORIES 1½ - 2½

ROOFS Gambrel, gable, clipped gable, hip-on-hip

BUILDING PLACEMENT Florian Street cluster: detached houses on inner edge of lozenge-  
shaped lot, entrance porches usually turned perpendicular to street or oriented toward  
pathway off Florian Street, driveways but no garages; Southbourne (even side) three  
separate groups (2 brick, 1 stucco) of houses arranged around grassy courtyards.

SET BACK Florian Street: houses set close to sidewalk. Southbourne (even): houses set  
back from street, enclosing courtyard on three sides.

ARCHITECTURAL STYLE(S) English country vernacular, Arts and Crafts.

EXTERIOR ALTERATION Picture windows EXTERIOR CONDITION Good to excellent  
Sash replacement

DEMOLITION/INTRUSIONS Associated 3 story apartment block on Hyde Park Avenue demo. 1976

### SIGNIFICANCE (cont'd on reverse)

This group of detached and semi-detached houses and cottages, the street pattern, and corresponding landscaped areas comprise Woodbourne, Boston's first successful garden city project. The entire development is recommended for listing on the National Register of Historic Places.

Boston Dwelling House Company was organized in 1911 to develop the 30-acre site near Forest Hills Station. Envisioned as an affordable development geared to employess of the Boston Elevated Railway Company and their families, the amenities of the hosues made them attractive to middle-class professionals, and the goal of the development was never fully realized.

(continued on reverse)



## SIGNIFICANCE (cont'd)

Four groups of houses were built. Six three-story stucco apartment buildings on Hyde Park Avenue (demolished 1976) screened the balance of the development from the busy commercial artery. All other single-family homes survive. Ten detached stucco houses in the Florian Street cluster (#90, 94, 96 & 98 Florian; #288, 296 and 302 Wachusett; #19, 21 and 25 Southbourne) were designed by Kilham and Hopkins. Two groups of brick detached and semi-detached buildings arranged around separate grassy courtyards on Southbourne Road (#30, to 52 and 54 to 76) were also designed by Kilham and Hopkins. Further east on Southbourne Road, a smaller group of stucco detached cottages (#78 & 84) and semi-detached houses (#80 & 82) arranged around a grass courtyard were designed by Allen & Collins.

The partnership of Walter Harrington Kilham (1868-1948) and James Hopkins Cleveland (1873-1931) was formed in 1901 and initially specialized in public schools, urban apartment houses and private homes of Colonial Revival and Arts and Crafts design. The project reflects Kilham's "special interest in low-cost housing design and community planning as well as the impacts of English Garden-city aesthetics and ideology." Woodbourne was the firm's "first self-contained suburban housing development built on garden-city principles." (Candee and Hardwicke).

**TREES AND PLANTINGS** Landscaping is an important component of this development.

Southbourne (even) dwellings arranged around 3 distinct courtyards with trees.

Florian Street cluster has small yards with trees at street and along pathway shrubs at houses

**FENCING** Chain link fences define yards at Wachusett-Florian Street cluster

**ART** None

**OTHER** Development retains original internal circulation system (brick pathways) around and through Southbourne courtyards.

Wachusett/Florian cluster has brick pathways off of Florian Street.

**BIBLIOGRAPHY** Maps and Atlases: 1874, 1884, 1896, 1914 (Boston).

Candee, Richard and Greer Hardwicke. "Early Twentieth -Century Reform Housing by Kilham and Hopkins," Winterthur Portfolio, #22 (Spring 1987), pp.47-80.

"Woodbourne: A Description of Single and Semi-Detached Houses... by the Boston Dwelling House Company." Boston, no date (prospectus)



ADDRESS Florian, Southbourne & WachusettNAME Woodbourne

The firm of Francis R. Allen (1843-1931) and Charles Collens (1873-1956) was organized in 1904. Allen & Collens won wide recognition in designing numerous institutional buildings, including buildings for Middlebury, Williams and Vassar Colleges and Columbia University, and a number of churches, among them the Lindsay Memorial Chapel at Emmanuel Church in Boston (1925).

Woodbourne borrows its name from the Minot family estate formerly on the property.

PRESERVATION CONSIDERATIONS:

The entire development is recommended for listing on the National Register of Historic Places.

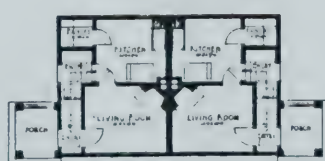
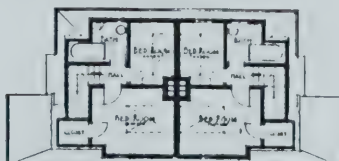
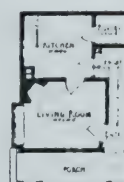






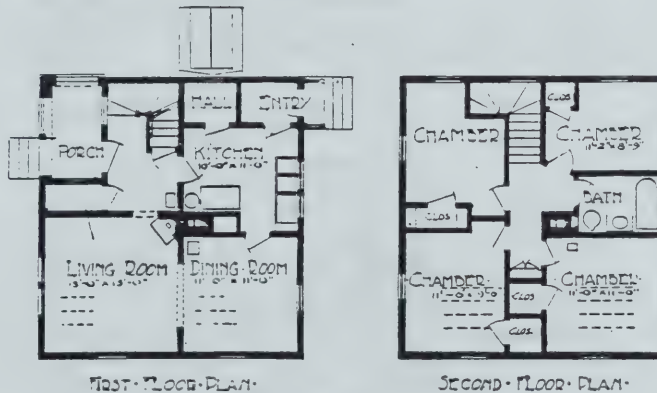
ADDRESS SOUTHBORNE, FLORIAN, WACHUSETTNAME WOODBOURNEEXCERPTS FROM  
PROSPECTUS, ca. 1911.

A block of six semi-detached houses which forms part of the group shown on page 4. A study of the plan on the following page will show the compact arrangement which, at the same time, gives the greatest possible privacy, surrounded as the block is by parks.

FIRST FLOOR PLAN  
DOUBLE HOUSESECOND FLOOR PLAN  
DOUBLE HOUSEFIRST FLOOR PLAN  
SINGLE HOUSESECOND FLOOR PLAN  
SINGLE HOUSE

A group built by Allen &amp; Collens, Architects.





FIRST FLOOR PLAN

SECOND FLOOR PLAN

TYPE "B"

Plan and perspective view of a single house of the modern hollow tile and cement construction. This house forms part of the group shown on page 19.

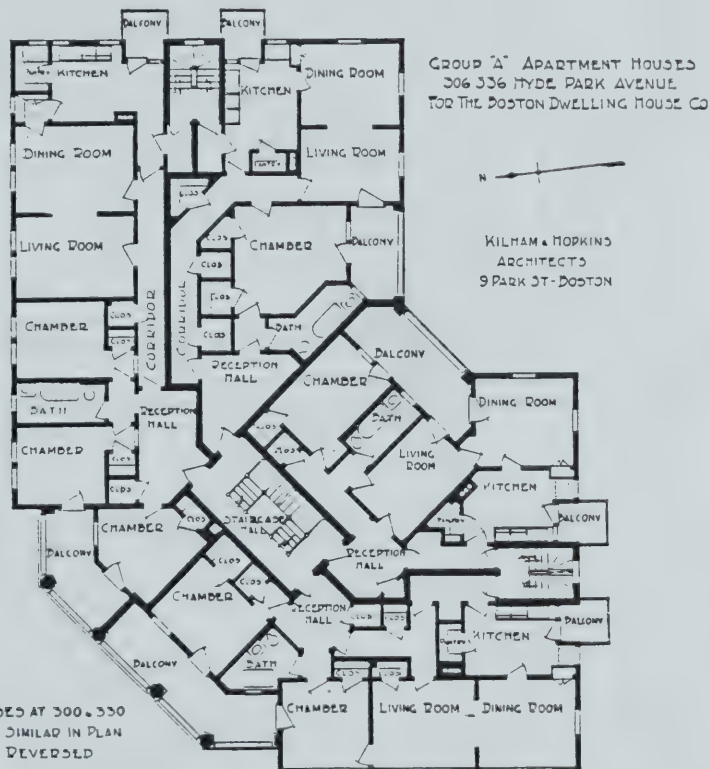
EXCERPT FROM WOODBOURNE  
PROSPECTUS, ca. 1911. VIEW  
AND PLAN OF COTTAGES IN  
FLORIAN-WACHUSETT CLUSTER.







View showing portion of Hyde Park Avenue side of property.



• SECOND - THIRD FLOOR PLANS •

EXCERPTS FROM WOODBOURNE PROSPECTUS,  
ca. 1911. VIEW AND PARTIAL PLAN OF  
APARTMENTS ON HYDE PARK AVENUE,  
DEMOLISHED 1976.





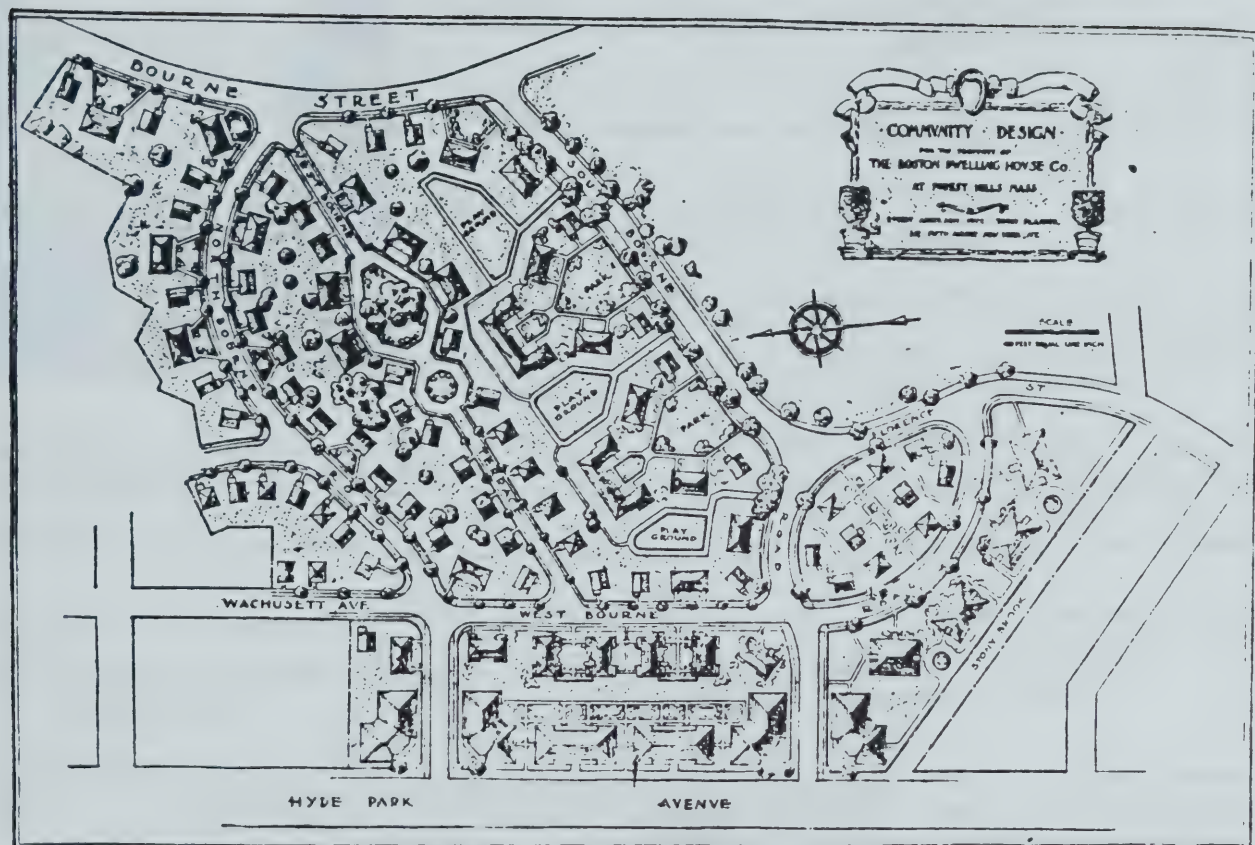


Fig. 4. Robert Anderson Pope, partially realized community design for Woodbourne, Boston Dwelling House Co., Forest Hills, Boston, 1912. From "Two Groups of Houses Built for the Boston Dwelling House Company, Kilham and Hopkins Architects," *Brickbuilder* 22, no. 4 (April 1913): 93.

Source: Candee and Hardwicke, 1987.





ADDRESS 95 Forest Hills Ave. COR. Morton Street

NAME Forest Hills Cemetery  
present original

MAP No. 13-14N/8-9E SUB AREA Forest Hills

DATE 1848 (consecrated June 28, 1848)  
source

ARCHITECT Henry A.S. Dearborn/Zaitzevsky  
source

BUILDER \_\_\_\_\_  
source

OWNER \_\_\_\_\_  
original present

PHOTOGRAPHS 26 - 3/1, 4/2, 4/4\*, 4/5\* - 89  
27 - 1/5, 1/6, 2/1 - 2/3\*, 2/4 - 2/6, 7/1 - 7/3 - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) cemetery

NO. OF STORIES (1st to cornice) \_\_\_\_\_ plus \_\_\_\_\_

OOFF \_\_\_\_\_ cupola \_\_\_\_\_ dormers \_\_\_\_\_

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION  
260 acres, older part (approx. 110 ac.) laid out in 1840's. Newer parts, esp. along Morton St., designed to harmonize with older portions. Varied topography, northernmost section rugged with several small but steep hills, southernmost flatter. Certain portions of grounds reserved for plantings alone. Primary water feature is man-made Lake Hisiscus (3 ac.).

EXTERIOR ALTERATION minor moderate drastic \_\_\_\_\_

CONDITION (good) fair poor \_\_\_\_\_ LOT AREA 10,522,838 sq. feet

NOTEWORTHY SITE CHARACTERISTICS see description

# SIGNIFICANCE (cont'd on reverse)

(Excerpts from Zaitzevsky report)  
Forest Hills Cemetery, which opened in 1848, is the first rural cemetery in Boston and the first rural cemetery to be established by a municipality. Since the annexation of the City of Roxbury to Boston in 1868, Forest Hills Cemetery has been a private corporation. The cemetery "represents a distinctive type of cemetery design, introduced in Boston in the second quarter of the 19th century and commonly referred to as the 'rural cemetery.' Henry A.S. Dearborn, the first president of the Massachusetts Horticultural Society and Mayor of Roxbury from 1847 to 1851, was responsible for its design, as he was for that of Mount Auburn Cemetery in Cambridge (1831), the first rural cemetery in the country. (continued on reverse side)



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation
Agricultural	_____	Education
Architectural *	<input checked="" type="checkbox"/>	Exploration/ settlement
The Arts	_____	Industry
Commerce	_____	Military
Communication	_____	Political
Community/ development	<input checked="" type="checkbox"/>	
*esp. landscape design		



Significance (include explanation of themes checked above)

The rural cemetery movement preceded the development of landscape architecture in this country, and the design of Forest Hills, like that of Mount Auburn, was an influence on the slightly later work of Olmsted." The cemetery contains several buildings and structures, some, including the entrance gate, of Roxbury puddingstone and Caledonia freestone. The present Gothic Revival entrance gate with lodges replaced the original wood Egyptian portico in 1865. Other structures of note include the Receiving Tomb (1871), a stone Gothic Revival canopy; the Bell Tower (1876), the Chapel and Administration Building (1884), and the bridge over Greenwood Avenue (1892). Many of the monuments are also notable for their quality of design.



Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register listing and designation as a Boston landmark.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

- Zaitzevsky, Cynthia. Final Report: Architectural and Historic Surveys of Park Square, Jamaica Plain, Forest Hills Cemetery, et. al. BLC, Sept. 1970.
- Savage, Neil J. The Rural Cemetery at Forest Hills in the City of Roxbury. Its Commissioners and Trustees 1831-1975. July 1979
- Crafts, W.A. Forest Hills Cemetery: Its Establishment, Progress, Scenery, Monuments, Etc. Roxbury: John Backup, 1855.

ADDRESS 7 Goethe Street COR. near Schiller Road

NAME present original

MAP No. 6N/3E SUB AREA Spring-upper Wash.

DATE bt. 1905 and 1914 atlases  
source

ARCHITECT source

BUILDER source

OWNER John H. Johnson (1914)  
original present

PHOTOGRAPHS 20-4/1, 4/2, 4/3\*-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus --

OF hip cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

# BRIEF DESCRIPTION

2-st. house w/ Craftsman influence. Overhanging eaves, battens over stucco wall surface. 3-bay facade, off-center entry. Paired windows to right of entry.

EXTERIOR ALTERATION minor moderate drastic aluminum awning over entrance

CONDITION good fair poor LOT AREA 5000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS prominent house on street due to its construction  
on incline on S side of street; rubblestone wall at sidewalk.

## SIGNIFICANCE (cont'd on reverse)

One of the first houses constructed on the south side of Goethe Street, the stucco house at 7 Goethe is architecturally interesting for its stucco and batten wall surface.

John H. Johnson was a telephone operator who worked at 7 Water Street in downtown Boston. His house reflects the growth of Germantown following the construction of trolley lines down Grove Street in the late 1890s.

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/	<u>    </u>	Science/	<u>    </u>
The Arts	<u>    </u>	settlement	<u>    </u>	invention	<u>    </u>
Commerce	<u>    </u>	Industry	<u>    </u>	Social/	<u>    </u>
Communication	<u>    </u>	Military	<u>    </u>	humanitarian	<u>    </u>
Community/	<u>    </u>	Political	<u>    </u>	Transportation	<u>    </u>
development	<u>    </u>				

Significance (include explanation of themes checked above)

According to building permits, the front porch was removed in 1954.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits--no original permit found.

Maps and atlases: 1858 (Norfolk); 1874 (Suffok); 1884, 1896, 1905, 1914 (Boston).  
Boston city directories.



ADDRESS 23 Goethe Street COR. near Schortmanns Terrace

NAME present original

MAP No. 6N/3E SUB AREA Spring-upper Wash.

DATE bt. 1905 and 1914 atlases  
source

ARCHITECT source

BUILDER source

OWNER George Will (1914)  
original present

PHOTOGRAPHS 20-4/4, 4/5, 5/1\*-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

OF gable cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone detailing concrete iron/steel/alum.

# BRIEF DESCRIPTION

2½-st. house, 3-bay facade, end-bay entry. Semi-circular window bay on 1, paired windows in gable end. Contrasting stone detailing in quoins, unusual brick and stone bracketed cornice, flat stone window lintels and sills. 2-st. porch at rear.

EXTERIOR ALTERATION minor moderate drastic aluminum awning over entrance;  
replacement sash; storm door

CONDITION good fair poor LOT AREA 5000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS fence of granite bollards and pickets defines  
property at street edge; large side yard northwest of house

## SIGNIFICANCE (cont'd on reverse)

The unusual brick and stone detailing of 23 Goethe Street, which is unique in the survey area, may be attributed to the interests of the original owner, who was a bricklayer. This house and 7 Goethe were among the first houses constructed on the south side of the street.

23 Goethe Street reflects the rapid growth of Germantown following implementation of an



Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/	<u>    </u>	Science/	<u>    </u>
The Arts	<u>    </u>	settlement	<u>    </u>	invention	<u>    </u>
Commerce	<u>    </u>	Industry	<u>    </u>	Social/	<u>    </u>
Communication	<u>    </u>	Military	<u>    </u>	humanitarian	<u>    </u>
Community/	<u>    </u>	Political	<u>    </u>	Transportation	<u>    </u>
development	<u>    </u>				

Significance (include explanation of themes checked above)

electric trolley service down Grove Street in the 1890s.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits--no original permit found.

Maps and atlases: 1858 (Norfolk); 1874 (Suffolk); 1884, 1896, 1905, 1914 (Boston).  
Boston city directories.

ADDRESS 17 Gould Street COR. Bt. Spring St. and Hemlock St.NAME present originalMAP No. 9N/2E SUB AREA Spring/upper Wash.DATE ca. 1875 atlases, visual  
sourceARCHITECT sourceBUILDER sourceOWNER original presentPHOTOGRAPHS 23-4/4\* 4/5, 5/1, -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) one plus atticROOF Hip on Mansard cupola ---- dormers FlatMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone ----- concrete iron/steel/alum.

BRIEF DESCRIPTION: 1 1/2-st. Second Empire house. 2-bay facade, later hipped entry porch. Bay window W side. 2 dormers on facade and each side, straight window heads, bases recessed in roof. Entry door w/ 5-light glazed transcom flanked by 4-pane sidelights. 2/2 sash.

EXTERIOR ALTERATION minor moderate drastic Storm SashCONDITION good fair poor ----- LOT AREA 10,400 sq. feetNOTEWORTHY SITE CHARACTERISTICS Elevated planted site on south side  
of street.

## SIGNIFICANCE (cont'd on reverse)

ina

This mansard cottage is the best preserved group of five such dwellings extant on Gould Street. Built between ca. 1865 and ca. 1875 by the West Roxbury Land Co., the houses at #12, 16, 17, 20, and 29 Gould St. constitute a pocket of 19th-century construction in an area dominated by post-World War II housing. All five houses have some sort of addition or alteration; at 17 Gould St., the entry porch is a later addition.



Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/	<u>    </u>	Science/	<u>    </u>
The Arts	<u>    </u>	settlement	<u>    </u>	invention	<u>    </u>
Commerce	<u>    </u>	Industry	<u>    </u>	Social/	<u>    </u>
Communication	<u>    </u>	Military	<u>    </u>	humanitarian	<u>    </u>
Community/	<u>    </u>	Political	<u>    </u>	Transportation	<u>    </u>
development	<u>  x  </u>				

Significance (include explanation of themes checked above)

In the 1870's the West Roxbury Land Co. platted and sold many lots in the Spring Street vicinity, extending south to the Charles River and east to the West Roxbury branch railroad. While much of the company's development plans were not realized, 1 1/2-story mansard houses at 1 and 3 Merville Street (see forms), Belle Avenue (see form), and Gould Street are remnants of the original scheme.

Gould St. was known as Clarence St. in 1874. At that time the houses at #12, 16, and 20 had been constructed by the company but were not yet sold. The street extends from Spring St. to Belle Ave., which was laid out parallel to the railroad. A row of four mansard cottages on Belle Ave. begins at this intersection.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk Co.); 1874 (Suffolk Co.)

ADDRESS 100 Grayfield Ave. COR. Mt. Vernon StreetNAME present originalMAP No.                      SUB AREA HighlandDATE 1927                      permit                       
                     source                     ARCHITECT James Flaherty                      permit                       
                     source                     BUILDER John A. Rooney Inc.                      permit                       
                     source                     OWNER John A. Rooney                       
                     original                      present                     PHOTOGRAPHS 11 - 3/3, 3/4, 3/5\* - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)                     NO. OF STORIES (1st to cornice) two plus                      =                     OF gable cupola - dormers                      gable                     MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone coursed concrete iron/steel/alum.  
rough cut

## BRIEF DESCRIPTION

Two-story Tudor house. Rough-cut stone in irregular courses, stone int. end chimneys. Symm. facade, entry flanked by narrow windows in cross-gabled projection. Tripartite windows beneath stone lintels with cast stone trim flanking gabled projection, gabled wall dormers on 2. Flush stone lintels at entrance and remaining windows. Multi-pane casement sash. Attached garage below grade on N side.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor                      LOT AREA 12,475 sq. feetNOTEWORTHY SITE CHARACTERISTICS Stone wall at sidewalk - landscaped lot with  
many shrubs - large lot

## SIGNIFICANCE (cont'd on reverse)

This Tudor house is highly unusual in the survey area given its stone exterior and architectural style. Other, frame houses of the 1920s and 1930s incorporate only references to the Tudor such as stucco exteriors and decorative half-timbering. Little is known about the owner and architect. John A. Rooney listed 99 Grayfield Street as his home address prior to the construction of this house. He operated a contracting business at 77 Summer Street in Boston. James Flaherty, the architect, lived in Marshfield.

(continued on reverse)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

This house was one of the first constructed on Grayfield, formerly Garfield Avenue. In addition, development of upper Mt. Vernon Street quickened in the early 20th century, although the road had been laid out as far as Vermont Street in the 1870s.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1914, 1924 (Boston); 1929 (Boston Sanborn).  
Boston city directories.



ADDRESS 73 Grayfield Ave COR. near Houston St.

NAME present original

MAP No. 12/N 3E SUB AREA Highland

DATE ca. 1911 - ca. 1914 atlases, visual  
source

ARCHITECT source

BUILDER source

OWNER Louise R. Bampton (1914)  
original present

PHOTOGRAPHS 11 - 2/5, 3/1, 3/2\* -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

JOF clip gable, hip cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Tudor house. Clipped gable roof, 2-st. cross-gable front projection w/ corner brackets, 2-st. hipped lateral wing N side. 2-brick chimneys, one end-wall piercing overhanging eave on S side. Entry beneath pent-roof overhang flanked by bands of triple windows. Molded architrave surrounds at triple windows on facade. Some multi-pane casement sash intact on S side, 6/1 sash on facade.

EXTERIOR ALTERATION minor moderate drastic Some sash replacement.

CONDITION good fair poor LOT AREA 12,169 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Shrubs at house and sidewalk - arched  
trellis at garden entry S. side.

#### SIGNIFICANCE (cont'd on reverse)

A house finished entirely in stucco is unusual in the Highland section, where shingle wall cladding predominates. The original building permit for this house has not been located. Louise A. Bampton, a widow, owned the house in 1914; she lived on <sup>(Map)</sup> South Street in Roslindale in 1911. The source of her income is currently unknown. Owners of the house in the 1920's were H. W. and Ada E. Peters. Peters was president of the H.W. Peters Co., reportedly Boston's largest jewelry manufacturer. The main office and factory were located at 5174-5178 Washington Street (near

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/	<u>    </u>	Science/	<u>    </u>
The Arts	<u>    </u>	settlement	<u>    </u>	invention	<u>    </u>
Commerce	<u>    </u>	Industry	<u>    </u>	Social/	<u>    </u>
Communication	<u>    </u>	Military	<u>    </u>	humanitarian	<u>    </u>
Community/	<u>    </u>	Political	<u>    </u>	Transportation	<u>    </u>
development	<u>  x  </u>				

Significance (include explanation of themes checked above)

Grove Street) in West Roxbury.

This house was one of the first constructed on Grayfield, formerly Garfield, Avenue. The large Jason Bailey estate remained at the corner of Garfield, Avenue. The large Jason Bailey estate remained at the corner of Garfield and Corey Streets into the early 20th century, and 73 Grayfield may be part of an early subdivision at the rear of that property. More research is needed on the importance of the subdivision of Bailey land to the development of the northern Highland section.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building jacket - letter from H. W. Peters to building inspector (1929)

Atlases: 1884, 1896, 1905, 1914 (Boston)

Boston city directories.



ADDRESS 10 Grove Street COR. Centre Street

NAME W. Roxbury Trap Rock Co. present W. Roxbury Crushed Stone Co. original

MAP No. 9N/3-4E SUB AREA Spring-Upper Washington

DATE c. 1910 (stone crusher) atlases  
source

ARCHITECT source

BUILDER source

OWNER W. Roxbury Trap Rock Co. original W. Roxbury Crushed Stone Co. present

PHOTOGRAPHS 21 - 2/5, 3/1. 3/2\*, 3/3-3/5 - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) industrial

NO. OF STORIES (1st to cornice) 3 (approx.) plus           

ROOF Gable cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 70 acre site, quarry and rocky outcroppings. 3½ story gabled frame industrial building (stone crusher) and 1 story hipped roof office.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor            LOT AREA 2,227,588 sq. feet

NOTEWORTHY SITE CHARACTERISTICS industrial quarry complex in rocky outcropping  
rising to ledge on north side

SIGNIFICANCE (cont'd on reverse)

This quarry site and industrial building are the only ones of their kind in the survey area. The West Roxbury Trap Rock Company first advertised in city directories in 1901. The masons and builders provided crushed trap rock for roads, drives, and walks; sand, loam and gravel; and building stone. Thomas F. Welsh, manager of the company, lived on Gardner Street and was responsible for construction of a stone duplex at 2398-2400 Centre Street (see form), directly across Grove Street from the quarry.

A Paleozoic volcano was centered approximately at the intersection of Washington and Grove Streets, directly south of the quarry. Roxbury puddingstone is a conglomerate based on volcanic materials.



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	<u>x</u>	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

The quarry was one of four that appeared on atlases of West Roxbury in the 1920s. A second quarry owned by Emma F. Goodwin occupied a site on Washington Street in the 1920s, and Charlotte White and Rowe Contracting Company each owned one quarry on Centre Street near the present V.F.W. parkway. The Centre Street quarries were abandoned by the 1940s.

The Grove Street quarry was known as West Roxbury Cement Block Company by 1930. Further research is needed on the history of this quarry and its role in West Roxbury history.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building Permits

Maps and Atlases: 1874 (Suffolk); 1884, 1896, 1904, 1914, 1924 (Boston)

Boston City Directories



"The Grove"--various streets in area bounded  
ADDRESSES by Grove, Stimson, and Centre Streets

MAP NO. 7-8N/3-4E SUB-AREA Spring-upper Wash.

DATES 1911-ca. 1925 permits, atlases  
source

PHOTOGRAPHS 21-4/4, 4/5\*, 5/1, 5/2\*, 5/3, 5/4\*-89

STREET PATTERN network of winding unpaved roads

TOPOGRAPHY wooded area with numerous small hills

VISTAS along road within the Grove

USE residential TYPE generally single-family

MATERIALS wood shingle, clapboards STORIES 1½-2

ROOFS gable, hip

BUILDING PLACEMENT irregular, most houses screened from neighboring houses  
by trees

SET BACK varied, 10-30 feet from road

ARCHITECTURAL STYLE(S) vernacular

EXTERIOR ALTERATION siding EXTERIOR CONDITION fair to excellent

DEMOLITION/INTRUSIONS

#### SIGNIFICANCE (cont'd on reverse)

(Map)

The Grove is a secluded residential enclave located in a wooded area in the southeastern section of West Roxbury. Inspection of random building permits for the vernacular houses in the Grove revealed that a number were constructed as single-family, temporary homes for a camp of unspecified nature beginning in 1912. Several of the one-story houses were raised to two stories later in the decade. At least two houses, 85 Linden Road and 51 Chestnut Road, were built in 1912 for members of the Gross family by Louis Brett of the New England Gas and Coke Co. in Everett.

H. Hindenlang of Securities Real Estate Trust subdivided the Grove for development beginning ca. 1910. The 1911 grantor index at Suffolk County Registry of Deeds shows numerous lot sales by the trust. The same trust also subdivided the area from Centre Street west to the now-abandoned West Roxbury branch railroad tracks. Lot sizes in the Grove are much smaller than those west of Centre

## SIGNIFICANCE (cont'd)

Street. The houses in the Grove today reflect only a fraction of the number of lots made available with the subdivision. The topography of the area undoubtedly made many lots unsuitable for building.

Further research is needed on the nature of this early 20th-century development.

TREES AND PLANTINGS wooded area with isolated trees and shrubs on some  
front lawns (where they appear)

FENCING \_\_\_\_\_

ART \_\_\_\_\_

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits. Suffolk Co. Registry of Deeds.

Maps and atlases: 1874 (Suffolk); 1884, 1896, 1905, 1914, 1924 (Boston).





ADDRESS 46-48 and 50-52  
Guernsey Street COR. South StreetNAME \_\_\_\_\_  
present originalMAP No. 12N/5E SUB AREA Centre - SouthDATE 1909 \_\_\_\_\_  
permits  
sourceARCHITECT O.A. Thayer \_\_\_\_\_  
permits  
source  
E.R. Williamson (46-48)BUILDER West Rox. Bldg. Co. (50-52) permits  
sourceOWNER J. Francis Adams \_\_\_\_\_  
original presentPHOTOGRAPHS 36-5/1, 5/2, 5/3\*, 5/4, 5/5, 6/1, \*-8946-48TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) \_\_\_\_\_NO. OF STORIES (1st to cornice) one \_\_\_\_\_ plus attic(two stories)DOF gable \_\_\_\_\_ cupola -- \_\_\_\_\_ dormers HipMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone \_\_\_\_\_ concrete iron/steel/alum.

BRIEF DESCRIPTION : identical 1 1/2-st. houses, except for clipped gable roof on #46-48 and gable on #50-52. Cross-gable massing, asymm. 2-bay facades, entry to one unit on facade (W side) and 2nd unit on S side. 2-bay integral front porch w/ stucco posts and plain balustrade at main entry, similar 1-bay porch w/ shed roof at side entry. Exposed rafters. Triple facade windows on 1 and in dormer. Paired windows in facade gable end, generally single windows on side elevations. 6/1 sash.

EXTERIOR ALTERATION minor moderate drastic \_\_\_\_\_CONDITION good fair poor \_\_\_\_\_ LOT AREA 5797 / 5484 sq. feetNOTEWORTHY SITE CHARACTERISTICS Small fenced grassy lots with housesset close to street.

## SIGNIFICANCE (cont'd on reverse)

These two-family houses give the appearance of being single-family houses, and this particular form is unusual in the survey area. Boston city directories yield no information on the owner, J. Francis Adams. The West Roxbury Building Co., builder of #50-52, was a contracting firm active in the survey area in the early 20th century; another one of the firm's jobs was 135 Tyndale



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Street around the corner from these houses.

Oscar A. Thayer (1870-1950), a Boston-based architect who resided in Roslindale and later West Roxbury, was active in the development of the district. Other than his work as a draftsman for Boston architect George F. Newton, little is known about Thayer's education or practice. He reportedly designed the West Roxbury Branch Library in addition to the Masonic Block in Roslindale village (1899, see form), West Roxbury M. E. Church on Park St. (1904, see form) and several houses, most in the Highland and Bellevue Hill sections of West Roxbury.

Guernsey Street was laid out on part of the Bradford estate between the railroad tracks and Centre Street. Subdivision of the estate began in the late 1880's/early 1890's.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Boston city directories.

maps and atlases: 1884, 1896, 1905, 1914, (Boston).





ADDRESS 9-11 Halford Road COR. near Church Street  
 NAME present original  
 MAP No. 13N/4E SUB AREA Highland  
 DATE 1922 permit  
source  
 ARCHITECT Harold R. Duffie permit  
source  
 BUILDER Frederick M. Gilland permit  
source  
 OWNER Frederick M. Gilland permit  
original present  
 PHOTOGRAPHS 2-3/3-3/5; 34-1/3, 1/4\*-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
 (non-residential)

NO. OF STORIES (1st to cornice) two plus --  
 DOF hip cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
 (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION  
 Asymm. 2-st. house w/ 3 principal bays on facade: paired window in 1st, cut-away 3-window bay in 2nd, and paired entrances w/ 10-pane sidelight between in 3rd. Projecting 2nd story at 2nd and 3rd bays supported by two columns framing entrances. Facade and side windows arranged in bay or paired configuration w/ 6/1 or 9/1 sash predominating.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 5000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS mid-size lot on shaded side street W of West Roxbury Parkway

SIGNIFICANCE (cont'd on reverse)

This two-family house is typical of those constructed during rapid residential development of the eastern end of Highland during the first quarter of the 20th century. The subdivision of the old Weld estate precipitated development.  
 Frederick Gilland, occupation unknown, resided at 260 Ashland Street (now Cummins Highway) in Roslindale.



Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>    </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>    </u>				

Significance (include explanation of themes checked above)

Roslindale architect Harold Duffie made a major contribution to the development of Highland and other sections of the survey area in the first half of the 20th century. He maintained an office on Robert Street and later Belgrade Avenue from the 1910s through the 1940s. Duffie designed one and two-family houses of Colonial Revival inspiration on Weld and Fletcher Streets, as well as Theodore Parker, Redlands, and Orchard Hill Road.

9-11 Halford Road is a duplicate of a Duffie design for 140 Manthorne Street (see street form).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Maps and atlases: 1896, 1905, 1914, 1924 (Boston).

ADDRESS 1 and 7 Hastings COR. Corey St.

NAME

presentoriginalMAP No. 12/N4ESUB AREA HighlandDATE 1936(#1), 1939(#7)sourceARCHITECT Winebaum & WexlerpermitssourceBUILDER George HaggmanpermitssourceOWNER T. BohakeroriginalpresentPHOTOGRAPHS 13- 7/2\*, 7/3, 7/4, 7/5\*, - 89TYPE (residential) single double row 2-fam. 3-deck ten (apt.) 6-fam.  
(non-residential)NO. OF STORIES (1st to cornice) threeplus--ROOF flatcupola--dormers---MATERIALS (Frame) clapboards (shingles) stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: two 6-family blocks. Units joined by central stairhall, integral side porches at corners of facade, open porches on rear of building. Wide frieze, shingle cladding flared at base of each floor, shingled porch posts on side porches. Tripartite facade window for each unit, single windows in stairhall. Some intact original 4/1 and 6/1 sash. Pedimented 1-bay porch w/ Tuscan columns at center entry.

EXTERIOR ALTERATION (minor) moderate drastic some sashes/screening on porchesCONDITION (good) fair poor LOT AREA 4037 / 4393 sq. feetNOTEWORTHY SITE CHARACTERISTICS Houses have modest setbacks w/ smallfront yards

## SIGNIFICANCE (cont'd on reverse)

These six-family apartment blocks are typical of the multi-family development of lower Hastings Street between Centre Street and the Highland railroad station. Known as East Hastings Street as late as the 1940's, this end of the street is distinctly different from the character of upper Hastings Street, where many of the street's early 20th-century semi-detached houses give the appearance of being single-family dwellings. The entire length of Hastings Street was renumbered by ca. 1950.

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

T. Dwight Bohaker, developer of both 1 and 7 Hastings, resided at 286 Park Street in the Bellevue Hill section of West Roxbury. he worked at the Co-operative Dental Lab at 120 Boylston Street in downtown Boston.

Little is known about the Boston architectural firm of arthur Winebaum and David S. Wexler. The partners designed two chapels for Jewish congregations at Mt. Lebanon Cemetery (see form) on Baker Street in 1942 and 1948. By that time, the firm's office had moved from 73 Cornhill to 1 State Street.



Preservation Consideration \_\_\_\_\_ capacity  
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Boston city directories

Atlases: 1896, 1905, 1914 (Boston); 1929, 1950 (Boston Sanborns).





ADDRESSES 40-90 (even) & 33-79 (odd) Hastings Street

MAP NO. 12N/3-4E SUB-AREA Highland

DATES c.1890-1915 atlases and permits  
source

PHOTOGRAPHS 13 - 4/4\*, 4/5; 5/1, 5/2, 5/3, 5/4\*, 5/5\*  
6/1-6/3 - 89

STREET PATTERN One way street (one long block) from Centre to Montview Street

TOPOGRAPHY Northwest incline towards Montview Street

VISTAS Southeast towards Centre Street

USE Residential TYPE Detached and semi-detached single family houses

MATERIALS Wood shingles and clapboards STORIES 2 - 2½

ROOFS Gable, hip and gambrel

BUILDING PLACEMENT Regular placement

SET BACK Approximately ten feet from sidewalk

ARCHITECTURAL STYLE(S) Primarily Colonial Revival

EXTERIOR ALTERATION Siding EXTERIOR CONDITION Good

DEMOLITION/INTRUSIONS Contemporary suburban houses at 34A and 36A, Condominium complex at #37.

SIGNIFICANCE (cont'd on reverse)

This block of Hastings Street is architecturally significant for its outstanding examples of detached and semi-detached houses in the Colonial Revival style.

Particularly noteworthy are the semi-detached houses at the lower end of the block near Centre Street. While clearly designed to house more than a single family, these buildings incorporate entrances and porches in an innovative way giving the buildings the appearance of having more than one primary facade. A gable-front and wing example at #44 and 46 has one projecting porch parallel to the street and a second, integral porch perpendicular to the street; neither would be mistaken for the main entry. On the shingles symmetrical house at #33 and #35, entry porches flank a central gambrelled frontispiece with an unusually high quality of detailing on windows: ionic colonettes serving as mullions between window sash. The influence of the Craftsman style is seen at #39 and 41,  
(continued on reverse)

## SIGNIFICANCE (cont'd)

where wide overhanging eaves with brackets and dentil cornice are visible between rounded window bays. A 1 story entry porch on the facade is offset by a 2 story porch on the west side; all have column supports and dentil cornices.

Hastins Street also includes single-family houses; notable examples are the Colonial Revival houses at #71, 75 and 79, and a shingles house with octagonal entry pavillion at #55. In addition, a frame condominium complex (ca.1988) at the lower end of the block occupies the site of the first Robert Gould Shaw School (1892, later the Olney School). The building was replaced with another school c.1969, subsequently demolished.

TREES AND PLANTINGS Mostly trees at the upper end (near Montview) and  
shrubs at middle and lower end.

FENCING Chain link fence at Centre Street end

ART None

OTHER Recommended for inclusion in the Corey St. National Register Historic  
District.

BIBLIOGRAPHY Building permits  
Maps & Atlases: 1858 (Norfolk); 1874 (Suffolk);  
1884, 1896, 1905, 1924, 1929 (Boston)







HASTINGS STREET, ca. 1910.  
COURTESY SPNEA ARCHIVES.







ADDRESS 46 Hewlett St. COR. near Selwyn St.

NAME present original

MAP No. 13N/6E SUB AREA Centre-South

DATE 1915 permit  
source

ARCHITECT Wm. S. Macomber permit  
source

BUILDER Wm. S. Macomber permit  
source

OWNER Wm. S. Macomber  
original present

PHOTOGRAPHS 37 - 2/3\*, 2/4, 2/5 - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

DOF gable cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. house w/ Craftsman influence. 2-bay facade, paired window and entry w/ sidelights on 1. 1-st. full-width porch on brick piers, open wood truss. Paired facade windows on 2, windows on side elevations predominantly singles. Overhanging eaves, exposed rafters, triangular knee braces in side gables. 8/1 sash in facade windows.

EXTERIOR ALTERATION minor moderate drastic Some storm sash

CONDITION good fair poor LOT AREA 6211 sq. feet

NOTEWORTHY SITE CHARACTERISTICS One of few house lots on the street w/ a large mature tree

# SIGNIFICANCE (cont'd on reverse)

(Map) Although not of the typical bungalow form, the house at 46 Hewlett Street is a good example of the Craftman style. This single-family house is particularly distinguished on a street of predominantly 2 and 3-family dwellings.

William S. Macomber was a real estate agent who lived at 8 Florence Street when he applied for a building permit for the Hewlett Street house. His office was 41 Poplar Street in Roslindale village. Further research is needed to determine the extent of Macomber's contribution

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

to the suburban development of Roslindale in the early 20th century.

Hewlett Street was laid out through the Bradford estate between Centre and south Streets and the railroad tracks. Initial subdivision of the estate began in the late 1880's/early 1890's, with a second auction of land in 1896. An advertisement for the second auction noted the area's high, dry land, easy access to two railroad stations (Roslindale and Central/Bellevue), and proximity to trolley lines under construction. By ca. 1924 the area from South Street to Hewlett Street was built up, with additional building lots still available east of Hewlett Street.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1884, 1896, 1905, 1914, 1924 (Boston).

Boston 200 Neighborhood History Series. Roslindale. 1975.

Boston City directories.



ADDRESS 2-16 Hyde Park Ave COR. Woodlawn Streets

NAME Minton Building

present

original

MAP No. \_\_\_\_\_

SUB AREA Forest Hills

DATE \_\_\_\_\_

1897

Plaque on building/permit  
source

ARCHITECT \_\_\_\_\_

G.A. Cahill

Permit

source

BUILDER \_\_\_\_\_

source

OWNER \_\_\_\_\_

Thomas Minton

original

present

PHOTOGRAPHS 25-3/3, 3/4, 3/5\*, -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.

(non-residential) Commercial block and apartments.

NO. OF STORIES (1st to cornice) \_\_\_\_\_

Three

plus

-----

ROOF \_\_\_\_\_

Flat

cupola

-----

dormers

-----

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl

(Other) brick

stone details

concrete

iron/steel/alum.

BRIEF DESCRIPTION: 3-st. commercial and residential block, 13 x 4 bays. Prominent bracketed stone cornice, dentils, wide frieze over 3; secondary cornice over storefronts on 1. Double-height brick pilasters bt. recessed window bays on 2 and 3 carrying brick segmental arches; stone capitals and bases. Paired windows on 2,3 w/ stone sills and lintels, some 6/1 sash intact. Stone panel, "Minton Building 1897", in central bay over 2, Hyde Park Ave.

EXTERIOR ALTERATION

minor

moderate

drastic

Store front infill

CONDITION

good

fair

poor

recently  
rehabbed

LOT AREA \_\_\_\_\_

12,000

sq. feet

NOTEWORTHY SITE CHARACTERISTICS \_\_\_\_\_

Lot is entire block between Tower Street and

Woodlawn St. Across from Forest Hills Subway Station.

SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): facade. 3-st. frame rear porches.

(Map)

One of the most intact and best detailed mixed-use blocks in the survey area, the Minton Building is situated directly across from Forest Hills station in the Hyde Park Ave. commercial corridor. Thomas F. Minton (b. 1847), a native of Co. Roscommon, Ireland, started a contracting business in Boston in the 1870's. His firm was responsible for the construction

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

of many roads in the old West Roxbury district, among them the streets on Skinner Hill between Walter Street and the railroad in Roslindale, and Tower, Woodlawn, and Weld Hill Streets behind the Minton Building in Forest Hills. In Jamaica Plain, Minton's firm set out Peter Parley Rd. and others through the Thompson estate and Robinwood Ave. and Locksley St. through the Robinwood estate on Centre St. The firm is said to have graded the yards of fourteen schools in different sections of the city.

After transferring the contracting business to his son, Thomas F. Minton, Jr., ca. 1900, the elder Minton pursued his real estate interests full time. Evidence of its developer's financial acumen, the Minton Building was the first building constructed on former Weld property between Hyde Park Avenue and Forest Hills Cemetery, through which Minton's contracting firm laid out streets. Minton resided in a large Greek Revival house on Orchard Hill Ave. (see form) overlooking Hyde Park Ave.

Little is known about the training or practice of George A. Cahill. He designed numerous 3-family houses in the late 1880's and early 1890's, predominantly in Jamaica Plain. Cahill also designed a brick commercial block at 701-705 Centre Street in Jamaica Plain in 1888.

James Hutchinson, whose work appears throughout the survey area, designed the rear porches for the U-shaped Minton Block in 1916.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits

Maps and atlases: 1884, 1896, 1905 (Boston)

West Roxbury and Roslindale - Residential Suburbs.

Souvenir edition of West Roxbury News. Ca, 1905.

Boston Public Library Fine Arts Dept., Architects' File.



ADDRESS 106 Kittredge St. COR. Whitford St.

NAME

presentoriginalMAP No. 11N/6ESUB AREA Metrop. Hill/BeechDATE ca. 1884atlasessource

ARCHITECT

source

BUILDER

sourceOWNER John Rydstrom (1884)originalpresentPHOTOGRAPHS 32-6/1\*, 6/2 - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) two plus attic  
gable (wall dormer facade)  
ROOF Hip cupola -- dormers hip (side elevations)MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION: 2 1/2-st. Queen Anne house. Hipped roof w/ cross-gable on asymm. facade. Center entry in glass-enclosed porch w/ paired columns wrapping W corner, pedimented gable over entry, onion dome at corner. Porch open (on stone piers) at E end of facade. Pedimented bay window on 2, triple window in modified Palladian surround in cross gable, round-arch surround in hall (?) window on facade. 2/1 sash.EXTERIOR ALTERATION minor moderate drastic Glazing on enclosed porch  
recentlyCONDITION good fair poor rehabbed LOT AREA 8159 sq. feetNOTEWORTHY SITE CHARACTERISTICS Prominent house on corner lot -shaded by mature tree at corner.

## SIGNIFICANCE (cont'd on reverse)

106 Kittredge Street is architecturally significant as one of the most detailed Queen Anne houses observed in Roslindale. An early (and possibly the original) owner was John Rydstrom, who worked as a cutter at 15 Milk Street in Boston. Another relative, Frederick C. Rydstrom, a clerk at 100 Summer Street, boarded at the house in the late 1890's. The house reflects commuter-generated development of Roslindale as a residential suburb of Boston in the second half of the 19th century.



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

Kittredge Street was known as Roslin Avenue in the second half of the 19th century.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1858 (Norfolk); 1874 (Suffolk); 1884, 1896 (Boston).

Boston city directories.

Building permits - original permit not located.

ADDRESS 430 Lagrange Street COR. near Centre Street

NAME present original

MAP No. 11N/3E SUB AREA Bellevue Hill

DATE ca. 1850-ca. 1858 maps, visual  
source

ARCHITECT source

BUILDER source

OWNER original present

PHOTOGRAPHS 17-3/3, 3/4, 3/5\*-89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) one plus attic

OF gable cupola -- dormers gable

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 1½-st. Gothic Revival cottage. Gable-front and wing, entry at juncture marked by 1-st. bracketed porch, partially sided. Overhanging eaves, paired brackets at cornice. Bracketed bay window on 1, gabled wall dormer on facade of wing, round-arched attic windows on facade and end of wing.

EXTERIOR ALTERATION minor moderate drastic partial porch infill, replacement sash, unsympathetic brick veneer addition

CONDITION good fair poor LOT AREA 3640 sq. feet

NOTEWORTHY SITE CHARACTERISTICS house set back on slight incline from Lagrange

Street in heavily trafficked commercial area.

### SIGNIFICANCE (cont'd on reverse)

One of the few Gothic Revival cottages observed in the survey area, 430 Lagrange Street is of compromised architectural integrity due to the application of synthetic siding and construction of an unsympathetic addition of the east side.

The house was probably constructed after completion of the West Roxbury branch (1848) of the Boston & Providence Railroad; the line passes west of the house with the former West Roxbury village station stop at Lagrange Street. This house was one of three built between the railroad and Centre

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/	<u>    </u>	Science/	<u>    </u>
The Arts	<u>    </u>	settlement	<u>    </u>	invention	<u>    </u>
Commerce	<u>    </u>	Industry	<u>    </u>	Social/	<u>    </u>
Communication	<u>    </u>	Military	<u>    </u>	humanitarian	<u>    </u>
Community/	<u>    </u>	Political	<u>    </u>	Transportation	<u>    </u>
development	<u>    </u>				

Significance (include explanation of themes checked above)

Street directly opposite the old Billings factory (burned 1891). In the early 1870s, all three houses were owned by John S. Mackintosh, a wool-puller who worked for Joseph H. Billings & Co., a wool-pulling establishment.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk), 1874 (Suffolk), 1884 (Boston) Brookline, Jamaica Plain, and West Roxbury directory, 1873.



ADDRESS 307 Lagrange St. COR. Fernwood Rd.NAME present originalMAP No. 10N-11N/4E SUB AREA Bellevue HillDATE 1897 permit  
sourceARCHITECT Geo. Edward Barton permit  
sourceBUILDER Rolfe & Duncan permit  
sourceOWNER Sears Gallagher  
original presentPHOTOGRAPHS 17 - 5/5, 6/1\*, 6/2, -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) two plus atticROOF cross - gable cupola -- dormers gable  
1st floor 2nd floorMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Queen Anne/Shingle style house. Facade gable (2 1/2-st.) w/ cut-away bay on 1, shingled flare on 2. Entry recessed beneath lower slope of 2-st. cross gable. projecting central wall dormer on 2. Plain vergeboards, cornerboards on 1, corner brackets at entry and cut-away bay, infill on facade gable. Windows single or paired, narrow surrounds, shingle pent roof over 2 windows in cross-gable, 6/6 sash. 1-st., 1 x 4-bay side porch w/ hip roof, square posts,

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 6413 sq. feetNOTEWORTHY SITE CHARACTERISTICS Prominent House on elevated corner sitew/ setback from Lagrange St.

## SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): plain balustrade.

## SIGNIFICANCE

With its multi-gabled silhouette and combination clapboarded and shingled exterior, 307 Lagrange Street stands out as a major example of the fusion of the Queen Anne and Shingle styles on Bellevue Hill.

The house's original owner, Sears Gallagher (1869-1955), was renowned etcher and painter of water colors. Born in Boston, Gallagher was a pupil of Tommaso

Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>  x  </u>	Exploration/	<u>      </u>	Science/	<u>      </u>
The Arts	<u>  x  </u>	settlement	<u>      </u>	invention	<u>      </u>
Commerce	<u>      </u>	Industry	<u>      </u>	Social/	<u>      </u>
Communication	<u>      </u>	Military	<u>      </u>	humanitarian	<u>      </u>
Community/	<u>      </u>	Political	<u>      </u>	Transportation	<u>      </u>
development	<u>      </u>				

Significance (include explanation of themes checked above)

Juglaris in Boston and Benjamin - Constant and Jean Paul Laurens in Paris. He exhibited at: the Paris Salon (1896); the fourth exhibition of oils and watercolors by New England artists at the Jordan Art Gallery, Jordan Marsh & Co. (1897); C.F. Libby Gallery in Boston (1912); numerous gallery shows at Doll & Richards in Boston (1923-1940); the American Water Color Society; the Boston Art Club; and museums and libraries in New York and Chicago. Gallagher also illustrated the following books: Boys who Became famous Men by Haffiet Skinner (1905), Le Beau Pays de France by Josette Spink (1922), and America: A History of Our Country by William J. Long (1923).

George E. Barton (ca. 1880-ca. 1920) worked in the office of R. Clipston Sturgis from 1904 to 1909, where he was associated with the design of two downtown Boston banks, the First National Bank of Boston and the Franklin Union. In his independent practice in subsequent years Barton reportedly designed many fine residences.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register listing.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

BPL Fine Arts Dept., Architects File.

BPL Fine Arts Dept., folder of clippings on Sears Gallagher.

Boston City directories.

Wittney. Bio. Dict. of American Architects (deceased).





ADDRESS 14 Landseer St. COR. Near Bellvue St.

NAME present original

MAP No. 11N/4E SUB AREA Bellevue Hill

DATE 1896-ca. 1905 atlases  
source

ARCHITECT source

BUILDER source

OWNER Mark H. Tewkesbury (1905)  
original present

PHOTOGRAPHS

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

ROOF Hip cupola dormers Gable, Hip

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Colonial Rev. house. Square massing, 3-bay, center - entry facade. Slightly projecting center pavilion w/ dentil cornice: glazed door flanked by 12-pane sidelights w/ paneled aprons, paired 4/4 windows in decorative paneled surrounded over door on 2. Palladian window in gabled facade dormer. Cornerboards, plain frieze, scroll modillions at cornice. Narrow architraves on side windows. Sash 10/10 on facade,

EXTERIOR ALTERATION minor moderate drastic Storm Sash

CONDITION good fair poor LOT AREA 7350 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Built on incline with rubblestone

wall at street -- tall shrubs at house.

SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): 6/6 and smaller windows (incl. hipped dormers) on sides, 1-st., 1-bay entry porch, square posts.

(Map)



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>  x  </u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

This house is one of three large Colonial Revival houses built on an incline on the east side of Landseer Street between the late 1890's and ca. 1905. Mark Tewkesbury, occupation unknown, was an early owner of '14 Landseer St.

Landseer Street was laid out in the late 1880's or early 1890's at the perimeter of a large property once owned by Joseph H. Billings. A portion of that property is maintained as open space today as Billings Field, located two blocks west of Landseer Street. This end of Landseer Street--between Bellevue and Lagrange Streets--was laid out first, and most development occurred about the turn of the 20th century. The balance, south of Lagrange Street, was developed by ca. 1925.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits - No original permit found.

Maps and atlases: 1874 (Suffolk Co.) ; 1884, 1896, 1905, (Boston)  
Boston city directories.

ADDRESS 40 Landseer St. COR. Fernwood Rd.

NAME \_\_\_\_\_  
                     present                      original

MAP No. 11N/ 4E SUB AREA Bellevue Hill

DATE 1896-ca. 1905                      atlases  
    source

ARCHITECT \_\_\_\_\_  
    source

BUILDER \_\_\_\_\_  
    source

OWNER Nathaniel W. Bowes (1905)  
    original                      present

PHOTOGRAPHS 17- 6/3, 6/4\*, 6/5 -89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
 (non-residential) \_\_\_\_\_

NO. OF STORIES (1st to cornice) two plus attic

ROOF Hip cupola -- dormers Hip

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
 (Other) brick stone \_\_\_\_\_ concrete iron/steel/alum.

BRIEF DESCRIPTION : 2 1/2-st. Colonial Rev. house w/ Craftsman influence. Overhanging eaves, exposed rafters on main block and hipped dormers. 3-bay, center-entry facade, 2 bays deep w/ 2-st. rounded bay at SE corner. 1-st. glass-enclosed addition S side. Multi-pane polygonal enclosure at center entry, plain frieze, double doors. Semi-circular entry porch, Tuscan columns, balustrade on 2. Sash 6/6.

EXTERIOR ALTERATION minor moderate drastic Sunroom addition south side

CONDITION good fair poor \_\_\_\_\_ LOT AREA 13,150 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Shrubs define lot - mature trees at corner  
of Fernwood - house built on incline

SIGNIFICANCE (cont'd on reverse)

One of three large Colonial Revival houses built on an incline on the east side of Landseer Street between the late 1890's and ca. 1905, the house at 40 Landseer is the only one that displays the wide overhanging eaves and exposed rafters of the Craftsman style. The house was likely built for Nathaniel W. Bowes, who owned the property in 1905. Bowes was a partner in Bowes & Kelley Co., bankers with offices at 40 Water Street in downtown Boston. The house dates to the second wave of

Moved; date if known --

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>  X  </u>	Exploration/	<u>      </u>	Science/	<u>      </u>
The Arts	<u>      </u>	settlement	<u>      </u>	invention	<u>      </u>
Commerce	<u>      </u>	Industry	<u>      </u>	Social/	<u>      </u>
Communication	<u>      </u>	Military	<u>      </u>	humanitarian	<u>      </u>
Community/	<u>      </u>	Political	<u>      </u>	Transportation	<u>      </u>
development	<u>      </u>				

Significance (include explanation of themes checked above)

homebuilding (mid-1880's through 1890's) that transformed West Roxbury into a premier suburban community by the early 20th century.

Landseer Street was laid out in the late 1880's or early 1890's at the perimeter of a large property once owned by Joseph H. Billings. A portion of that property is maintained as open space today as Billings Field, located two blocks west of Landseer Street. This end of Landseer Street--between Bellevue and Lagrange Streets--was laid out first, and most development occurred about the turn of the 20th century. The balance, south of Lagrange Street, was developed by ca. 1925.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits - No original permit located.

Maps and atlases: 1874 (Suffolk Co.) ; 1884, 1896, 1905 Boston Boston city directories.



ADDRESS 56 Landseer St. COR. LaGrange St.NAME present originalMAP No. 11N/4E SUB AREA Bellevue HillDATE 1901 permit  
sourceARCHITECT Henry Bailey Alden permit  
sourceBUILDER Charles Duran permit  
sourceOWNER Edward I. Baker Esq.  
original presentPHOTOGRAPHS 17-7/1, 7/2, 7/3\*-89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) two plus atticROOF hip cupola --- dormers hipMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Colonial Rev. Hip roof w/ projecting central cross-hip pavilion on facade. Wide Frieze, scroll modillions at cornice, corner pilasters. 3-bay, center-entry facade, paired windows in pavilion above entry on 2. 1-st., 2-bay porch w/ plain columns on paneled pedestals, balustrade on 2. Windows w/ narrow surrounds, 6/1 sash; hipped dormers flanking central pavilion and on sides.

EXTERIOR ALTERATION minor moderate drastic front porch screenedCONDITION good fair poor LOT AREA 10,071 sq. feetNOTEWORTHY SITE CHARACTERISTICS prominent elevated corner site - few shrubs or  
other plantings

## SIGNIFICANCE (cont'd on reverse)

This house is one of three large Colonial Revival houses built on an incline on the east side of Landseer Street between the late 1890's and ca. 1905. The house was built for Edward I. Baker, a lawyer with offices at 53 State Street in downtown Boston. In 1946 a building permit was issued for the removal of a side <sup>(map)</sup> piazza on the house, probably on the north side.

Henry Bailey Alden (1862-1939) studied architecture at MIT before entering the office of Boston firm Parker, Thomas & Rice, where he remained for several years. As an associate in that firm, Bailey reportedly worked on the Herald Traveler Building on Mason Street in Boston and the Westwood Public Library (1900,

Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>  x  </u>	Exploration/	<u>      </u>	Science/	<u>      </u>
The Arts	<u>      </u>	settlement	<u>      </u>	invention	<u>      </u>
Commerce	<u>      </u>	Industry	<u>      </u>	Social/	<u>      </u>
Communication	<u>      </u>	Military	<u>      </u>	humanitarian	<u>      </u>
Community/	<u>      </u>	Political	<u>      </u>	Transportation	<u>      </u>
development	<u>      </u>				

Significance (include explanation of themes checked above)

demolished). He later served as associate architect for the firm's United Shoe Machinery Corp. commission (1929). Bailey established his own practice in Boston by ca. 1905. Elsewhere in the survey area, Bailey designed the 3rd floor addition and interior renovations on the Masonic Block in Roslindale village (1921-1922, see form).

Landseer Street was laid out in the late 1880's or early 1890's at the perimeter of a large property once owned by Joseph H. Billings. A portion of that property is maintained as open space today as Billings Field, located two blocks west of Landseer Street. This end of Landseer Street--between Bellevue and Lagrange Streets--was laid out first, and most development occurred about the turn of the 20th century. The balance, south of Lagrange Street, was developed by ca. 1925.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

maps and atlases: 1874 (Suffolk); 1884, 1896, 1905 (Boston).

Boston city directories.

BPL Fine Arts Dept., Architects File.

Carpenter, John M. Student Report on the Masonic Block for the Boston Landmarks Commission. Oct. 1988.



ADDRESS 15 Landseer COR. Near Bellevue Street

NAME present original

MAP No. 11N/4E SUB AREA Bellevue Hill

DATE 1884-ca. 1896 atlases  
source

ARCHITECT source

BUILDER source

OWNER (1896)  
F.J. Moore  
original present

PHOTOGRAPHS 17 - 4/4, 4/5\*, 4/1 -89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

ROOF gsble cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Queen Anne house. 2-bay facade, 2-st. gabled projection in entry bay. Single and paired windows, bay window on 1 S side. 1-st. full-width porch w/ square posts and turned balustrade, posts paired at entry. Thin cornerboards.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor recent paint LOT AREA 12,500 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Large side yard on north side

SIGNIFICANCE (cont'd on reverse)

Though modest in scale compared to the larger and later Colonial Revival houses that dominate the block, this house is a well-preserved vernacular interpretation of the Queen Anne style. Little is known about the circumstances of the house's construction. Atlases show F.J. Moore as owner from the late 1890's until ca.



Moved; date if known \_\_\_\_\_ - \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	<u>X</u>	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

1905, although city directories do not list a Moore at this address. The large side yard adjacent to the house and barn apparently was once part of a property on Bellevue Ave.

Landseer Street was laid out in the late 1880's or early 1890's at the perimeter of a large property once owned by Joseph H. Billings. A portion of that property is maintained as open space today as Billings Field, located two blocks west of Landseer Street. This end of Landseer Street--between Bellevue and Lagrange Streets--was laid out first, and most development occurred about the turn of the 20th century. The balance south of Lagrange Street, was developed by ca. 1925.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits - No original permit

Maps and atlases: 1874 (Suffolk Co.); 1884, 1896, 1905, (Boston).  
Boston city directories.

ADDRESS 112 Manthorne Road COR. Schirmer Road

NAME

present

original

MAP No. 13N/4E

SUB AREA Highland

DATE 1913

permit

source

ARCHITECT Albin Brodin

permit

source

BUILDER Albin Brodin

permit

source

OWNER Mary L. Sullivan

original

present

PHOTOGRAPHS 2-5/2\*, 5/3, 5/4-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

ROOF hip cupola -- dormers hip

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2½-st. Colonial Revival house w/ Prairie influence in overhanging eaves. 3-bay facade, end-bay entry. Polygonal 2-st. bays on E (facade) and N elevations near NE corner intersection w/ Schirmer Road. Projecting 2-st., 2-bay entry porch on stone piers, flat roof, a square post flanked by columns at each corner. Plain 2-st. rear porch contained beneath eave. 2/1 sash. Dormers centered on facade and over polygonal bay on N elevation.

EXTERIOR ALTERATION minor moderate drastic storm door

CONDITION good fair poor LOT AREA 5500 sq. feet

NOTEWORTHY SITE CHARACTERISTICS corner site -- house has front and side yards, shrubs at sidewalk

SIGNIFICANCE (cont'd on reverse)

112 Manthorne is typical of the two-family houses built at Highland in the first quarter of the 20th century. About 1913, George L. Schirmer subdivided portions of the Weld estate, which had extended roughly from Centre Street west to the present Redlands Road.

The house was built for Mary Sullivan of 1062 Canterbury Street in Roslindale. Little is known about the career of Roslindale architect Albin F. Brodin. His office and

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/	<u>    </u>	Science/	<u>    </u>
The Arts	<u>    </u>	settlement	<u>    </u>	invention	<u>    </u>
Commerce	<u>    </u>	Industry	<u>    </u>	Social/	<u>    </u>
Communication	<u>    </u>	Military	<u>    </u>	humanitarian	<u>    </u>
Community/	<u>    </u>	Political	<u>    </u>	Transportation	<u>    </u>
development	<u>  x  </u>				

Significance (include explanation of themes checked above)

residence was 10 Hadwin Way at Mt. Hope. A versatile architect, Brodin designed several early 20th-century homes in the survey area, among them a row of bungalows on Potomac Street (see form), six Colonial Revival brick houses on American Legion Highway (see form), and triple-deckers on Seymour Street (see form for #45-65).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Maps and atlases: 1884, 1896, 1905, 1914, 1924 (Boston).





ADDRESSES 119-121 to 159 (odd), 124-144 (even) Manthorne Rd

MAP NO. 13N/4E SUB-AREA Highland

DATES ca. 1914-1922 permits source

PHOTOGRAPHS 2-5/5, 6/1\*, 6/2-6/5;  
35-6/1, 6/2\*-6/5, 7/1\*, 7/2-89

STREET PATTERN one block of straight through-street between Centre Street  
and Weld Street

TOPOGRAPHY generally level, with slight decline toward Weld Street (NW)

VISTAS length of street

USE residential TYPE two-family

MATERIALS wood shingle STORIES 2½

ROOFS gable, hip

BUILDING PLACEMENT regularly spaced, with driveways between houses leading  
to garages at rear

SET BACK uniform, approx. 20 feet from street

ARCHITECTURAL STYLE(S) Colonial Revival vernacular

EXTERIOR ALTERATION porches EXTERIOR CONDITION good

DEMOLITION/INTRUSIONS none

### SIGNIFICANCE (cont'd on reverse)

(Map)

This section of Manthorne Road is a well-preserved block of houses noteworthy for its uniformity of design and scale. The houses were constructed during rapid subdivision of the old Weld estate in the first quarter of the 20th century.

The block is comprised of two-family houses, both custom-built and built on speculation. On the east (odd) side of the street, hipped and gabled houses generally have full-width entry porches and paired projecting window bays on the second floor. The west (even) side exhibits more variety in house form, with a few examples of the 2-story house with hip roof and paired entries located in an end bay beneath an integral columned porch. This house design appears to foreshadow the second-story overhang of later garrison colonial houses.

Roslindale architect Harold Duffie designed at least four houses on the block, including #136, 140 (a duplicate of 9-11 Halford Road), 143, and 147. Duffie made a major contribution

SIGNIFICANCE (cont'd)

to the development of this section of Highland in the early 20th century.

TREES AND PLANTINGS few trees -- some shrubs at houses but lots are  
generally not landscaped -- some hedges separating properties

FENCING none

ART none

OTHER

BIBLIOGRAPHY Building permits.

Maps and atlases: 1896, 1905, 1914, 1924 (Boston).





ADDRESS 23 Maple Street COR. Maple LaneNAME \_\_\_\_\_  
present originalMAP No. 12N/4E SUB AREA HighlandDATE ca. 1855 visual, maps  
sourceARCHITECT \_\_\_\_\_  
sourceBUILDER \_\_\_\_\_  
sourceOWNER Thos. A. Wescott (1858)  
original presentPHOTOGRAPHS 3-6/2, 6/3\*, 6/4, 6/5-89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) \_\_\_\_\_NO. OF STORIES (1st to cornice) two plus atticJOF gable cupola -- dormers --MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION: 2 1/2-story center-gable Italiante house. Brick  
int. chimney near roof ridge. Bracketed eaves, corner boards,  
louvered fan in center gable. 3-bay center-entry facade, entry  
in later pedimented enclosure w/ multi-pane sash. 2/2 sash intact  
in windows on 1, replacement 6/6 on 2. Paired windows inside  
gables. Large 1-story attached barn at rear visible from Maple La.EXTERIOR ALTERATION minor / moderate drastic entry porch boxed inCONDITION good fair poor LOT AREA 17,100 sq. feetNOTEWORTHY SITE CHARACTERISTICS Shrubs along maple Street, chain link fence on  
Maple Lane ; overgrown on Maple Lane side.

## SIGNIFICANCE (cont'd on reverse)

One of the best preserved pre-Civil War houses in the Highland section of West Roxbury, this house was presumably built for

(Map)

Thomas A. Wescott, who owned the property in 1858. Wescott is listed in the 1873 directory as being in the stove business at 86 Blackstone Street, Boston.

Maple Street, shown as Fruit Street in the 1858 Norfolk County atlas, was one of the earliest settled streets in Highland. Completion of the West Roxbury branch of the Boston & Providence Railroad in 1848 spurred the growth of West Roxbury village.



Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  X  </u>	Exploration/	<u>    </u>	Science/	<u>    </u>
The Arts	<u>    </u>	settlement	<u>    </u>	invention	<u>    </u>
Commerce	<u>    </u>	Industry	<u>    </u>	Social/	<u>    </u>
Communication	<u>    </u>	Military	<u>    </u>	humanitarian	<u>    </u>
Community/	<u>    </u>	Political	<u>    </u>	Transportation	<u>    </u>
development	<u>  X  </u>				

Significance (include explanation of themes checked above)

A church, school, store, post office, and blacksmith shop were among the buildings ranged along Centre Street north of the tracks by the late 1850's. In addition, in 1856 the first horse-drawn streetcar line came to West Roxbury from Dudley Street Station in Roxbury.

Wescott's house, just off Centre Street, represents the first phase of suburban development in West Roxbury, generated by improved transportation to Boston. The Property's proximity to Centre Street likely precludes its operation as a working farm, unlike larger properties in Highland to the north and west. The barn was connected to the house sometime after 1874. A fire in the building in 1916 may account for the early 20th-century sash replacement in the upper story.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk Co.), 1874 (Suffolk Co.)

Directory of Brookline, including Jamaica Plain and West Roxbury, 1873.

Building permits.

ADDRESS 167 Maple St. COR. Weld Street and Pomfret Street.

NAME present original

MAP No.                      SUB AREA Highland

DATE 1897 permit  
source

ARCHITECT A. Merrill Bowser permit  
source

BUILDER Mrs. E.T. Parsons permit  
source

OWNER Mrs. E.T. Parsons  
original present

PHOTOGRAPHS 4 -2/5, 3/1\*, 3/2, -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)                     

NO. OF STORIES (1st to cornice) two plus attic

OF Cross-Gambrel cupola ---- dormers -----

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 2 1/2-st. Colonial Rev. house w/ steeply pitched cross-gambrel roof. 3-bay facade, bay window and end entry w/ shingle sidelight 1-st. projecting porch, columns on shingled balustrade, becoming integral porch wrapping SW corner. Frieze of porch carried across S side. Flared 2nd story and shingled pent roofs over windows of 2 and in attic.

EXTERIOR ALTERATION minor moderate drastic Storm sash and doors

CONDITION good fair poor LOT AREA 5268 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Short set back - very large house on lot  
near busy three street intersection.

# SIGNIFICANCE (cont'd on reverse)

(Map) This Colonial Revival style house displays an affinity with the Shingle Style in its massive cross-gambrel roof, continuous shingle wall surface, and slight shingled window hoods.

Little is known about the circumstances of the house's construction or the training and professional practice of the architect. A. Merrill Bowser may have engaged in a partnership with locally prominent architect Oscar A. Thayer, for a house for W. H. Bowdlear in Roxbury (1904)

Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>      </u>	Science/ invention	<u>      </u>
The Arts	<u>      </u>	Industry	<u>      </u>	Social/ humanitarian	<u>      </u>
Commerce	<u>      </u>	Military	<u>      </u>	Transportation	<u>      </u>
Communication	<u>      </u>	Political	<u>      </u>		
Community/ development	<u>      </u>				

Significance (include explanation of themes checked above)

is attributed to Thayer and Bowser. Bowser also designed one-and two-family houses in Allston/Brighton in addition to the house at 167 Maple Street. Mrs. Parsons, the owner, was a resident of Cambridge and perhaps had established some connection with Bowser prior to the design of this house.

The house is well-situated near Weld Street, a busy east-west artery linking Walter St. in Roslindale to Corey St. in West Roxbury. Prior to the construction of the Veterans of Foreign Wars Parkway in the 1930's, Weld St. was the primary route through the northern section of West Roxbury. Until ca. 1915, Weld St. continued up Corey to Brook Farm Rd. to Baker Street. The area immediately southwest of the present Weld/Maple/Pomfret intersection was largely developed with architect-designed single-family houses by ca. 1905.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

City directories.

maps and atlases: 1874 (Suffolk Co.), 1884, 1896, 1905, 1914 (Boston).

BPL Fine Arts Dept., Architects File.



ADDRESS 28 March Ave. COR. March wayNAME present originalMAP No. 11N/4E SUB AREA Bellevue HillDATE ca. 1865-1874 maps, visual  
sourceARCHITECT sourceBUILDER sourceOWNER Nathaniel Chamberlain (1873)  
original presentPHOTOGRAPHS 15 -6/5, 7/1\*, 7/2 -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) one plus atticJOE Hip on Mausard cupola -- dormers gableMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 1 1/2-st. Second Empire house. 3-bay facade, double-door entry in slightly projecting center pavilion capped w/ decorative pitched truss. Plainer trusses in pitched dormer hoods. Wide frieze, paired brackets, paneled pilasters at corners and center pavilion. 1-st. entry porch w/ thin corner posts. 2-tier bay windows N and S sides. Rubblestone foundation.

EXTERIOR ALTERATION minor moderate drastic Window openings reduced, stairs rebuilt, unsympathetic rear addition.CONDITION good fair poor LOT AREA 5186 sq. feetNOTEWORTHY SITE CHARACTERISTICS Short setback on one block side street  
between Park and Bellevue Streets.

## SIGNIFICANCE (cont'd on reverse)

Window alterations on the facade and a large rear addition have comprised the architectural integrity of this house, the only Second Empire house with Stick Style decorative elements observed in the survey area.

28 March Avenue is also one of the earliest extant houses in the Bellevue Hill section of West Roxbury. Owner of the house in 1873 was Nathaniel L. Chamberlain, a handstamp manufacturer who worked at 257 Washington St. in downtown Boston. This house represents the first phase of suburban development in West Roxbury, generated by improved transportation to Boston via commuter railroads and a

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u> _____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u> _____				

Significance (include explanation of themes checked above)

horse-drawn streetcar line linking West Roxbury with Dudley Street Station in Roxbury (1856). Early directories list Chamberlain as living near Highland Station.

In 1908, this house was moved north from its original site at the easterly corner of Bellevue St. and March Ave. and converted into a two-family dwelling.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

maps and atlases: 1858 (Norfolk Co.); 1874 (Suffolk Co.);

1884, 1896, 1904, 1914 (Boston)

Brookline, Jamaica Plain, and West Roxbury directory, 1873.



ADDRESS 28 Maxfield St. COR. Bt. Bellevue andNAME present originalNAME present originalMAP No. 11N/4E SUB AREA Bellevue HillDATE 1896 - ca. 1905

source

ARCHITECT source

source

BUILDER source

source

OWNER Benjamin C. Lane permit

original

present

PHOTOGRAPHS 16 - 1/4, 1/5, 2/1\*, -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) two plus atticROOF Hip cupola -- dormers HipMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 2 1/2-st. Queen Anne house incorporating elements of the Romanesque Revival style. 3-bay facade, end-bay entry. 2-tier cut-away bay under pedimented cross gable. Wide frieze, molded cornice. 2 x 1 bay integral porch, keyed round-arch openings on short columns, shingled piers, plain balustrade. 2/2 sash, modified Palladian window in stairhall S side, diamond-pane paired windows in hipped dormers and w/ transoms in center bay on 1.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 7000 sq. feetNOTEWORTHY SITE CHARACTERISTICS Set back on incline- gives the house the impression of towering over the street.

SIGNIFICANCE (cont'd on reverse)

Although the architect and builder of this house are unknown, 28 Maxfield and the adjacent house at 32 Maxfield were likely designed and built at the same time. The two dwellings are similar in massing and certain ornamental details, particularly the placement of the integral porch, the projecting cross-gable facade bay, the Palladian stairhall window and the diamond-pane sash in dormers. According to the 1905 atlas, an early owner of 28 Maxfield was Benjamin C. Lane, whose occupation is listed in city directories as "vice-president" of an office at 266 Devonshire Street.

Maxfield St. was laid out in the late 1880's or early 1890's through part of a larger property that once belonged to Joseph H. Billings. A portion of that



Moved; date if known --

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>X</u>	Exploration/	<u>      </u>	Science/	<u>      </u>
The Arts	<u>      </u>	settlement	<u>      </u>	invention	<u>      </u>
Commerce	<u>      </u>	Industry	<u>      </u>	Social/	<u>      </u>
Communication	<u>      </u>	Military	<u>      </u>	humanitarian	<u>      </u>
Community/	<u>      </u>	Political	<u>      </u>	Transportation	<u>      </u>
development	<u>X</u>				

Significance (include explanation of themes checked above)

property is maintained as open space today as Billings Field, located one block west of Maxfield St. J. Coleman and William Lyons subdivided the Maxfield St. area by 1896, and the majority of houses on the street were constructed by World War I.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits

City directories.

maps and atlases: 1874 (Suffolk Co.); 1884, 1896, 1905, 1914, (Boston)

ADDRESS 32 Maxfield St. Bt Bellevue St. and  
COR. Lagrange Street

NAME present original

MAP No. 11N/4E SUB AREA Bellevue Hill

DATE 189 6- ca. 1905 atlases  
source

ARCHITECT source

BUILDER source

OWNER Edith D. Dorchester (1905)  
original present

PHOTOGRAPHS 16 - 1/1\*, 1/2, 1/3 -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

DOF Hip cupola -- dormers Hip

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 2 1/2-st. Queen Anne/Colonial Rev. house. 3-bay facade, end-bay entry. 2-tier cut-away bay under pedimented cross gable. Cross gables on side elevations N and S. Wide frieze, molded cornice. Bay window on 1 N side. 2 x 1-bay integral porch, plain frieze, clustered corner columns, shingled piers, plain balustrade. 6/1 sash, modified Palladian window in stairhall S side, diamond-pane paired windows in hipped dormer.

EXTERIOR ALTERATION minor moderate drastic Storm sash

CONDITION good fair poor LOT AREA 5000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Set back on incline - appearance of  
towering over street.

# SIGNIFICANCE (cont'd on reverse)

Although the architect and builder of this house are unknown, 32 Maxfield and the adjacent house at 28 Maxfield were likely designed and built at the same time. The two dwellings are similar in massing and certain ornamental details, particularly the placement of the integral porch, the projecting cross-gable facade bay, the Palladian stairhall window and the diamond-pane sash in dormers. The houses differ primarily in the cross-gables on the side elevations of #32.

According to the 1905 atlas, an early owner of 32 Maxfield was Edith

Moved; date if known --

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>  x  </u>	Exploration/	<u>      </u>	Science/	<u>      </u>
The Arts	<u>      </u>	settlement	<u>      </u>	invention	<u>      </u>
Commerce	<u>      </u>	Industry	<u>      </u>	Social/	<u>      </u>
Communication	<u>      </u>	Military	<u>      </u>	humanitarian	<u>      </u>
Community/	<u>      </u>	Political	<u>      </u>	Transportation	<u>      </u>
development	<u>  x  </u>				

Significance (include explanation of themes checked above)

G. Dorchester, wife of the Rev. Daniel D. Dorchester. Rev. Dorchester had close ties to Methodist Episcopal churches in Roslindale and West Roxbury, and served as pastor of Bethany United Methodist Church on Cummins Highway (see form) from 1888-1893. The West Roxbury Methodist Episcopal Church on Park Street near this house was renamed in honor of Rev. Dorchester sometime prior to World War I.

Maxfield St. was laid out in the late 1880's or early 1890's through part of a larger property that once belonged to Joseph H. Billings. A portion of that property is maintained as open space today as Billings Field, located one block west of Maxfield St. J. Coleman and William Lyons subdivided the Maxfield St. area by 1896, and the majority of houses on the street were constructed by World War I.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits

City directories.

Maps and atlases: 1874 (Suffolk Co.); 1884, 1896, 1905, 1914, (Boston)

Articles on Bethany United Methodist Church and Wesley Memorial

M E. Church (West Roxbury M.E.) in West Roxbury and

Roslindale - Residential Suburbs. Souvenir ed. of West Roxbury  
News 1905



ADDRESS 51 Maxfield St. COR. Near Lagrange St.

NAME	present	original

MAP No. 11N/4E SUB AREA Bellvue Hill

DATE	1905 ca. 1914	atlases
	source	

ARCHITECT \_\_\_\_\_ source

BUILDER \_\_\_\_\_ source \_\_\_\_\_

OWNER Edward B. Aiken (1914)  
original present

PHOTOGRAPHS 17- 7/4, 7/5\* -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) onw plus attic

ROOF Gable cupola ----- dormers Shed w/ cross galde

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 1 1/2-st. bungalow. Long front slope of gable roof incorporates 3-bay full width porch w/ Tuscan columns and center entry. Exposed rafters. End-bay entry and polygonal bay on facade. Prominent center dormer, shed roof w/ cross gable, containing 3 double-hung windows, the central window w/ fanlight. Sash 6/1 or 8/1 throughout.

EXTERIOR ALTERATION   minor   moderate   drastic   Storm sash

CONDITION good fair poor LOT AREA 4700 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Set on small lot in lower west side

\_\_\_\_\_ of street.

SIGNIFICANCE (cont'd on reverse)

This Craftsman-style bungalow is notable for its narrow facade, deep plan, and facade dormer detail. The 1914 atlas show Edward B. Aiken as an early owner of the house. Aiken was engaged in the commercial travel business at 9 Commercial Street in downtown Boston.

Maxfield St. was laid out in the late 1880's or early 1890's through part of a larger property that once belonged to Joseph H. Billings. A portion

Moved; date if known ----

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>  X  </u>	Exploration/ settlement	<u>      </u>	Science/ invention	<u>      </u>
The Arts	<u>      </u>	Industry	<u>      </u>	Social/ humanitarian	<u>      </u>
Commerce	<u>      </u>	Military	<u>      </u>	Transportation	<u>      </u>
Communication	<u>      </u>	Political	<u>      </u>		
Community/ development	<u>      </u>				

Significance (include explanation of themes checked above)

of that property is maintained as open space today as Billings Field, located one block west of Maxfield St. J. Coleman and William Lyons subdivided the Maxfield St. area by 1896, and the majority of houses on the street were constructed by World War I. The house at 51 Maxfield was one of the last homes built on the street.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

City directories

Maps and atlases: 1874 (Suffolk Co.); 1884, 1896, 1905, 1914 (Boston)

ADDRESS 229 Metropolitan COR. near Hillburn St.

NAME \_\_\_\_\_  
present original

MAP No. 10/N6E SUB AREA /Beech

DATE 1858 - ca. 1873 maps, directories  
source

ARCHITECT \_\_\_\_\_  
source

BUILDER \_\_\_\_\_  
source

OWNER William A. Blazo (1874)  
original present

PHOTOGRAPHS 32 - 4/1\*, 4/2, 5/6 - 89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

ROOF gable cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 2 1/2-st. cross-gable vernac. house. 3-bay facade, end-bay entry.  
Paired brackets at cornice. 1-st. full-width porch w/ bracketed posts, plain balustrade,  
later balustrade addition on 2. 2/2 sash.

EXTERIOR ALTERATION minor moderate drastic Storm sash and door

CONDITION good fair poor LOT AREA 12,350 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Set further back from Street than  
adjacent Houses.

SIGNIFICANCE (cont'd on reverse)

A vernacular Italianate dwelling, this house was owned by William A. Blazo in 1874. Blazo, a builder in Hyde Park, lived on Metropolitan Avenue. it is not clear whether or not Blazo lived here; he owned another house on a larger lot to the west.

This house is part of a very large subdivision owned by the Metropolitan Land Co. in the 1870's. The company owned immense acreage in the area of Metropolitan



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>  x  </u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Hill, extending from the present Metropolitan Avenue northeast to Poplar Street and beyond the railroad tracks to Mt. Hope. Further research would establish the connection, if any, between Blazo and the Metropolitan Land Co.

229 Metropolitan Avenue was converted to a two-family house at an unknown date.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1858 (Norfolk); 1874 (Suffolk); 1884 (Boston).  
Brookline, Jamaica Plain, and West Roxbury directory, 1873.

ADDRESS 20 Montclair Ave. COR. Sunset Hill Road

NAME

presentoriginalMAP No. 13N/5ESUB AREA Centre-SouthDATE 1898PermitsourceARCHITECT M.J. CurleyPermitsourceBUILDER M.J. CurleyPermitsourceOWNER C.L. CurleyoriginalpresentPHOTOGRAPHS 1 - 5/1, 5/2, 5/3 - 8936- 6/2\*, 6/3, 6/4 - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) 2 plus atticOF Hip cupola - dormers HipMATERIALS (Frame) 1st floor clapboards above 1 shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION 2 1/2 story Colonial Revival House on stone foundation. Curve at roof ridge, enclosed overhanging eaves, wide frieze. Symmetrical 3-bay facade, center entry with sidelight flanked by 2-story cut-away bays. Central projecting bay over entry on 2 contains multi-pane window. 1 story, 3 bay center-entry porch, columns on pedestals, plain balustrades on 1 and 2. Cornerboards on 1, plain window surrounds.  
(cont.)EXTERIOR ALTERATION minor moderate drastic Replacement 1 over 1 sashCONDITION good fair poor LOT AREA 6775 sq. feetNOTEWORTHY SITE CHARACTERISTICS Site at bend in the road where Montclair Ave. turns south toward Centre Street

## SIGNIFICANCE (cont'd on reverse)

DESCRIPTION (cont.): Double-hung sash generally replaced, multi-pane sash intact in paired windows of dormers centered on North, West &amp; East elevations.

SIGNIFICANCE: This Colonial Revival building is a good example of the two-family house designed to look like a single-family dwelling.

City Directories yield no information on the Curley's, who may have built this house on speculation.

(cont. on reverse)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Montclair Avenue is one of the first roads laid out northwest of Centre Street. The bulk of the land bounded by Centre Street, Church Street and the present V.F.W Parkway comprised a portion of the Weld Estate and remained largely undeveloped until the early decades of the 20th century. Development of Montclair Avenue began in the 1890s.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps & Atlases: 1874 (Suffolk); 1884, 1896, 1905 (Boston)

Boston City Directories



ADDRESS 26 Montclair Ave. COR. Sunset Hill Road

NAME

presentoriginalMAP No. 13N/5ESUB AREA Centre-SouthDATE 1895

Permit

source

ARCHITECT

Wilson & Webber

Permit

source

BUILDER

Alexander Rogers

Permit

source

OWNER

Abbot D. GilloriginalpresentPHOTOGRAPHS 1 - 5/4, 5/5, 6/1, -8936 - 6/5, 7/1, 7/2\* - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) two plus atticDOF gabletower  
eupoliaconicaldormers hip, gableMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION 2½ story Queen Anne house. Asymmetrical facade, 2 story turret south corner, offset by cross-gable dormer. One story enclosed sunroom north side. Center entry sidelit by rectangular windows with tracery, 1 bay portico with columns and corner posts on shingled balustrade. Bands of shingles in diamond pattern on turret wover 2, fishscale in gable dormer. Central hipped dormer. Window sash generally 8 over 1 or multi-pane diamond sash over 1.EXTERIOR ALTERATION minor moderate drastic hipped dormer over entry converted to recessed balcony w/ sliding glass doors.CONDITION good fair poor LOT AREA 13,340 sq. feetNOTEWORTHY SITE CHARACTERISTICS Set on incline at intersection where Montclair turnssouth down hill to Centre Street - shrubs & mature trees screen house.

## SIGNIFICANCE (cont'd on reverse)

A good example of the Queen Anne style, the house at 26 Montclair Avenue is one of the oldest houses observed in the survey area northwest of Centre Street. The bulk of the land bounded by Centre Street, Church Street and the present V.F.W. Parkway comprised a portion of the Weld estate and remained largely undeveloped until the early decades of the 20th century. Development of Montclair Avenue began in the 1890s.

(continued on reverse)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Abbot D. Gill, a hardware dealer at 115 Dudley Street, lived at 99 Walnut Street before the construction of this house. Little is known about the firm of Wilson & Webber. Edward I Wilson and S. Adams Webber appear to have been engaged in a partnership from 1895 to 1900. The firm's only other known work to date is a two-family house constructed on Silvia Street in Jamaica Plain in 1896.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Maps & Atlases: 1874 (Suffolk Co.); 1884, 1895 (Boston)

City Directories

BPL Fine Arts Department, Architects File.

Mass. COPAR. Directory of Boston Architects. 1984.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 16 Montview Street COR. near Corey Street

NAME present original

MAP No. 12N/3E SUB AREA Highland

DATE 1901 permit  
source

ARCHITECT Jerome Paul Jackson permit  
source

BUILDER Charles Duran permit  
source

OWNER Sophia G. Balch  
original present

PHOTOGRAPHS 6-1/1\*, 1/2, 1/3-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

OF cross-gable cupola -- dormers hip

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2½-st. Colonial Revival house. Asymm. cross-gable massing w/ slope of facade gable lowering to 1-st. trellised porch, now screened. Hipped dormers on facade gable. Flared 2nd story and bowed shingle projection over bay window adjacent to entrance on 1. Decorative corner blocks on gables.

EXTERIOR ALTERATION minor moderate drastic vinyl siding on three dormers

CONDITION good fair poor LOT AREA 6055 sq. feet

NOTEWORTHY SITE CHARACTERISTICS large house given the dimensions of the lot

# SIGNIFICANCE (cont'd on reverse)

The house at 16 Montview Street is typical of the single-family constructed in the Highland section of West Roxbury about the turn of the 20th century. While the massing and shingle wall cladding are seen throughout the area on houses of the same period, the exposed porch rafters individualize this design and hint at the influence of the Craftsman style.

The architect, Jerome Paul Jackson, was from Swampscott. Charles Duran, a West Roxbury builder, was involved in the construction of other single-family homes particularly in



Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>    </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>    </u>				

Significance (include explanation of themes checked above)

in the vicinity of Temple Street in West Roxbury in the 1890s. The partnership, Rolfe and Duran, also designed and built 113-115 Park Street (see form).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for inclusion in Corey Street National Register historic district.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

BPL Fine Arts Department, Architects file.

Maps and atlases: 1884, 1896, 1905 (Boston).

ADDRESS 77 Montview St. COR. Whittemore St.

NAME \_\_\_\_\_  
                     present                      original

MAP No. 12N/3E SUB AREA Highland

DATE 1905 \_\_\_\_\_  
   permit  
   source

ARCHITECT O.A. Thayer \_\_\_\_\_  
   permit  
   source

BUILDER Richard Duffie \_\_\_\_\_  
   permit  
   source

OWNER Hannah Pearce \_\_\_\_\_  
   original                      present

PHOTOGRAPHS 11 - 6/3, 6/4, 6/5\* -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
       (non-residential) \_\_\_\_\_

NO. OF STORIES (1st to cornice) two plus attic

ROOF gable cupola -- dormers gable

MATERIALS (Frame) clapboards shingles stucco gable infill asphalt asbestos alum/vinyl  
                     (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Tudor style house. Brick chimney w/ chimney pots W wall. Asymm. facade, front-gabled pavilion W end w/ flared overhang on 2. Exposed rafters, brackets, dec. half-timbering in stuccoed gable ends of side gables, overhang, facade wall dormer, and entry porch. Entry beneath 2-bay porch w/ shingled buttresses, segmental-arch surround, brackets at gable roof. Porch extends across facade to connect w/ glass-enclosed hipped roof sunroom off E corner of house

EXTERIOR ALTERATION minor moderate drastic Some storm sash

CONDITION good fair poor \_\_\_\_\_ LOT AREA 10,835 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Prominent corner lot near top of Richwood St.

# SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): same shingled buttresses as on porch. bands of multi-pane double hung and casement windows in sunroom and on facade.

## SIGNIFICANCE:

An outstanding example of the fusion of the Tudor and craftsman styles, 77 Montview Street is typical of other single-family houses on Montview Street in size, scale, and materials. This house represents a second major phase of development in the Highland section; the area was built up in the early years of the 20th century with high-style houses on large lots. In the 1870's this lot was part

Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>  x  </u>	Exploration/	<u>      </u>	Science/	<u>      </u>
The Arts	<u>      </u>	settlement	<u>      </u>	invention	<u>      </u>
Commerce	<u>      </u>	Industry	<u>      </u>	Social/	<u>      </u>
Communication	<u>      </u>	Military	<u>      </u>	humanitarian	<u>      </u>
Community/	<u>      </u>	Political	<u>      </u>	Transportation	<u>      </u>
development	<u>  x  </u>				

Significance (include explanation of themes checked above)

of the large holdings of the Whittemore family, who were responsible for several subdivisions in the Highland section, including the creation of Whittemore Street (see form) directly north of this house.

Hannah J. Pearce resided on South Street in Roslindale before the construction of this house. The source of her income is currently unknown. Oscar A. Thayer (1870-1950), a locally prominent architect who resided in Roslindale and later West Roxbury, maintained an office in downtown Boston from at least ca. 1905 through the 1940's. He reportedly designed the West Roxbury Branch Library in addition to the Masonic Building on Belgrade Ave. in Roslindale 91899, (see form), the West Roxbury M. E. Church on Park St. (1904, see form), and several houses in the survey area, among them 109 Mt. Vernon St. (see form) around the corner from this house. Mrs. Pearce's house at 77 Montview St. is perhaps the most fanciful of Thayer's known residential designs.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

maps and atlases: 1874 (Suffolk Co.); 1884, 1896, 1905, 1914 (Boston).

Boston City directories.

BPL Fine Arts Dept., Architects File.



ADDRESS 591 Morton St. COR. Harvard Street

NAME Boston State Hospital/Boston lunatic Hospital  
present original

MAP No. 12N-13N/9E SUB AREA Mt. Hope

DATE ca. 1893, ca. 1914-1920 permits, Jenkins  
source

ARCHITECT \_\_\_\_\_  
source

BUILDER \_\_\_\_\_  
source

OWNER City of BOSTON /Commonwealth of Ma.  
original present

PHOTOGRAPHS 27-1/1, through 1/4, 3/2 through 3/6-89  
27-3/4\*, 3/6\*, -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Institutional Hospital complex

NO. OF STORIES (1st to cornice) one to three plus attic

DOF predominantly hip cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : Sprawling 210-acre campus divided into three sections by Morton Street and American Legion Highway. Predominantly brick buildings constructed 1904-1974 on internal vehicular and pedestrian circulation system. Generally haphazard layout; some building placement around grassy courtyards. Majority of structures underutilized or vacant.

EXTERIOR ALTERATION minor moderate drastic Window sash, doors.  
some

CONDITION good fair poor vacant bldgs LOT AREA 1,246,281 sq. feet

NOTEWORTHY SITE CHARACTERISTICS open level tract, bordered by dense residential  
development. on edge; cemeteries to south west.

SIGNIFICANCE (cont'd on reverse)

(Map)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	X
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

"Boston State Hospital opened in 1839 in South Boston as the Boston Lunatic Hospital. ...The stated purpose of the new hospital...was to provide treatment for the indigent (homeless; poor and generally foreign) insane. It was the third institution erected specifically for the insane in Massachusetts, preceded only by the privately run McLean Asylum of 1818 and the State operated Worcester Lunatic Asylum of 1833.

"By the 1880's it was becoming increasingly clear that the South Boston facility was inadequate for its purposes (due to overcrowding) and Dr. Fisher, appointed superintendent in 1881, won support to transfer some operations to the former Austin farm in Dorchester. In 1892 the adjacent Pierce Farm was purchased and plans were made to close the original hospital. The physical move was completed by 1898 and the name was changed from Boston Lunatic Hospital to Boston Insane Hospital in keeping with modern practice."

The new hospital was organized on the "dispersed rather than the congregate system, meaning that separate buildings would be erected for separate purposes rather than gathering all patients and staff into one large building." The east campus, east of Morton Street adjacent to Franklin Park, was designated for female patients and the larger west campus for male patients, but the north campus between Canterbury St. and American Legion Highway was never developed. Edmund M. Wheelwright, City Architect from 1891-1895, designed the earliest buildings--stucco and half-timbered

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Not recommended for National Register Listing as a campus due to severe deterioration of many buildings and lack of integrity of early development plan. Certain buildings on west campus (listed above) may be individually eligible; further research required. Discussion currently underway at city and state levels for transformation of campus into hospital, medical research, and housing complex.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases of Boston (Bromley) : 1896, 1905, 1924  
Jenkins, Candace. Survey of the Mass. State Hospital and School System (for DCPO ). 1984.  
King's Dictionary of Boston. 1883.  
Building permits.



ADDRESS 591 Morton Street, Roslindale

NAME Boston State Hospital

SIGNIFICANCE (continued)

structures in the Jacobethan style - on the east and west campuses; none survive.

In 1908, the city sold the buildings and 153 acres of land to the state for one million dollars, and the facility was renamed the Boston State Hospital. Hospital trustees envisioned a grand expansion scheme, published in the 1919 Annual Report, to fully develop the hospital to a maximum capacity of 5000 patients. This scheme was never fully realized, due primarily to the State Board of Insanity's position that no facility for the mentally ill should house more than 2000 patients. Construction of the Metropolitan State Hospital in Waltham in 1930 "led to a much reduced and seemingly haphazard building program" at Boston State.

Expansion at the hospital temporarily halted in 1920, and resumed with the construction of a number of buildings under public work projects in the 1930s. Most recent construction took place in the late 1960s/early 1970s. The oldest building on hospital property a ca. 1865 farmhouse near Walk Hill Street, burned and was subsequently razed in the winter of 1989.

A number of extant buildings on the west campus between Morton and Walk Hill Streets predate the abandoned 1920s expansion scheme and are in good to fair condition. Particularly noteworthy are two Arts and Crafts style cottages (E & F Wards, 1914) built for hospital attendants; the Colonial Revival style B ward (1919); and H, I and J wards (1920). All of the above brick buildings are between 1 1/2 and 3 stories tall and some have cast stone detailing (the cottages are partially stuccoed).

Austin Farm, east of Morton Street, was one of four city almshouses in the early 1880s, serving as a home for chiefly aged and infirm women. A smallpox hospital occupied a portion of Piere Farm on Canterbury Street during the same period





Laid out on a ridge with a sweeping view of Dedham to the southwest, Mt. Vernon Street is an early street in the suburban development of West Roxbury. Completion of the West Roxbury branch of the Boston & Providence Railroad in 1848 spurred the growth of West Roxbury village. Buildings ranged along Centre Street north of the tracks in the 1850's included a church, a post office, and small businesses, as well

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____ X				

Significance (include explanation of themes checked above)

as a grammar school at the foot of Mt. Vernon St.

Wescott's house on lower Mt. Vernon St. represents the first phase of suburban development in West Roxbury, generated by improved transportation to Boston via commuter railroads and a horse-drawn streetcar line linking West Roxbury with Dudley Street Station in Roxbury (1856). A connection may exist between this owner and Thomas Wescott of 23 Maple Street (see form), also in Highland, whose house is of the same period.

A stable on the property was demolished in 1927.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1858 (Norfolk Co.), 1874 (Suffolk Co.)  
Brookline, Jamaica Plain, and West Rox. directory, 1873.  
Building permits.



ADDRESS 72 Mt. Vernon St COR. Near Porter Terrace

NAME present original

MAP No. 12N/3E SUB AREA Highland

DATE 1858 - ca. 1874 Maps, atlases  
source

ARCHITECT source

BUILDER source

OWNER Nathaniel Clark (1873)  
original present

PHOTOGRAPHS 12- 5/4, 5/5, 6/1\*, - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

DOF Cross gable cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-story Italianate dwelling on T. plan. Pedimented cross-gable roof, bracketed overhanging eaves. Bracketed bay windows on 1, single attic windows in round-arch surrounds on both front and lateral wings. 1-st. bracketed projection E side may be a portion of original porch. 2-st. bracketed porches w/ square posts at entry, turned balustrade on 2 on E and W sides. Multi-pane double-hung sash in most windows.

EXTERIOR ALTERATION minor moderate drastic Siding, some window replacement

CONDITION good fair poor LOT AREA 23,838 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Moderate set back - grade drops off to

S.W.

# SIGNIFICANCE (cont'd on reverse)

The circumstances of this house's construction are not known, although the dwelling bears a striking resemblance to 58 Mt. Vernon Street, a better-preserved example of the Italianate style. This house was likely owned by Nataniel <sup>(Map)</sup> Clark in 1873. Clark was secretary of the American Board of Commissioners for foreign Missions, located at the Congregational House on Somerset St. in Boston.

Laid out on a ridge with a sweeping view of Dedham to the southwest, Mt. Vernon Street is an early street in the suburban development of West Roxbury. Completion of the West Roxbury branch of the Boston & Providence Railroad

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>    </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>  x  </u>				

Significance (include explanation of themes checked above)

in 1848 spurred the growth of West Roxbury village. Buildings ranged along Centre Street north of the tracks in the 1850's included a church, a post office, and small businesses, as well as a school at the foot of Mt. Vernon St.

This house represents the first phase of suburban development in West Roxbury, generated by improved transportation to Boston via commuter railroads and a horse-drawn streetcar line linking West Roxbury with Dudley Street Station in Roxbury (1856).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk Co.), 1874 (Suffolk Co.)  
Brookline, Jamaica Plain, and West Roxbury directory, 1873.  
Boston City Directories.



ADDRESS 47 Mt. Vernon St. COR. across Westmont Ave.

NAME present original

MAP No. 12N/3E SUB AREA Highland

DATE 1858-1874 maps  
source

ARCHITECT source

BUILDER source

OWNER Ebenezer Tolman (1874)  
original present

PHOTOGRAPHS 12-3/5\*, 4/1, 4/2-89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

DOF Mausard cupola -- dormers segmental

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-story Second Empire dwelling. Concave mansard roof w/ paired brackets at cornice. 3-bay, center-entry facade; boxed entry enclosure w/ sidelights a later addition. Full-width bracketed porch w/ center projection; square posts, dentil cornice, and plain balustrades at 1 and 2. 2/2 sash intact in some windows, molded segmental-arch surrounds in low relief on 2. Segmental-arch dormers, 2 on facade and at each side.

EXTERIOR ALTERATION minor moderate drastic Boxed entry, storm sash, siding

CONDITION good fair poor LOT AREA 12,409 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Slight incline on N. side of Mt. Vernon Street

# SIGNIFICANCE (cont'd on reverse)

Architecturally, this 2 1/2-story house is unusual, as the majority of extant Second Empire dwellings in Highland and other sections of West Roxbury are 1 1/2-story cottages. Simply detailed, the house is noteworthy more more its size than its ornament, some of which may have been lost in the first application of asbestos shingles in 1947. Ebenzer W. Tolman, a justice of the peace with an office at 805 Washington Street in Boston, owned this house in the early 1870's.

Laid out on a ridge with a sweeping view of Dedham to the southwest, Mt. Vernon St. is an early street in the suburban development of West Roxbury. Completion of the West Roxbury branch of the Boston & Providence Railroad in 1848 spurred the growth of West Roxbury village. Buildings ranged along Centre Street north of the tracks in the 1850's included a church, a post office, and small businesses, as well as a grammar



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

school at the foot of Mt. Vernon St.

Tolman's house on lower Mt. Vernon St. represents the first phase of suburban development in West Roxbury, generated by improved transportation to Boston via commuter rail and a horse-drawn streetcar line linking West Roxbury with Dudley Street Station in Roxbury (1856).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk Co.), 1874 (Suffolk Co.)

Brookline, Jamaica Plain, and West Roxbury directory, 1873.

Building Permits.



near  
ADDRESS 109 Mt. Vernon COR. Montview Street  
NAME present original  
MAP No. 12N/3E SUB AREA Highland  
DATE 1906 permit  
source  
ARCHITECT O. A. Thayer permit  
source  
BUILDER Thos. Condon permit  
source  
OWNER Gertrude H. Walters  
original present  
PHOTOGRAPHS 12 - 6/2, 6/3, 6/4,\* - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

DOF gable cupola -- dormers hip

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Tudor style house. Brick end-wall chimneys pierce eaves on side-gable roof. Symm. main block, center entry flanked by slightly projecting 2-st. gabled pavilions w/ brackets beneath bay windows on 1, and dec. half-timbering. Exposed rafters, plain vergeboards on facade gables and 1-st. entry porch. Entry porch has steeply pitched gable roof, segmental-arch surround on square posts, dec. half-timbering, pendant. 1-st. shingled porch w/ secondary

EXTERIOR ALTERATION minor moderate drastic Some sash replacement

CONDITION good fair poor LOT AREA 9615 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Shrubs at house, few trees, slight incline  
from sidewalk, moderate set back.

#### SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): entry W side, 1-st. enclosed sunroom E side. Some original casement sash extant in bay windows on 1, band of windows over entry, paired windows in central dormer.

#### (Map)

This house represents a second major phase of development on Mt. Vernon Street in particular and in the Highland section in general. The upper end of the street, from the vicinity of Montview to Vermont Streets, is the highest point of a ridge with a sweeping view to the southwest. This area was built in the early years

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

of the 20th century with high-style houses on large lots. Although 109 Mt. Vernon displays the fenestration and decorative details of the Tudor style, the influence of the prevailing Colonial Revival style is apparent in the strict symmetry of the main block.

City directories from 1906 to 1910 do not show a Walters family living at this address. Oscar A. Thayer (1870-1950), a locally prominent architect who resided in Roslindale and later in West Roxbury, maintained an office in downtown Boston from at least ca. 1905 through the 1940's. He reportedly designed the West Roxbury Branch Library in addition to the Masonic Building on Belgrade Ave. in Roslindale (1899, see form), the West Roxbury M.E. Church on Park St. (1904, see form), and several houses in the survey area, among them 77 Montview St. (see form) around the corner from this house.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Maps and atlases: 1884, 1896, 1905, 1914, (Boston)

Boston Public Library Fine Arts Dept., Architects File.

Boston City Directories.





ADDRESSES 137, 143, 149, 156 Mt. Vernon Street

MAP NO. 12N/3E SUB-AREA Highland

DATES ca. 1890-1911 atlases, permits  
source

PHOTOGRAPHS 11-4/1, 4/2\*, 4/3-4/5, 5/1-5/5, 6/1, 6/2;  
35-1/5, 2/1, 2/2\*, 2/3, 2/4\*, 2/5, 3/1\*-89

STREET PATTERN section of straight street connecting Centre and Vermont Streets;  
these houses located at intersection with Montview Street

TOPOGRAPHY Mt. Vernon Street is located on a high ridge that drops off sharply  
to the SW behind #156

VISTAS length of street; sweeping view over lowlands to SW (from between houses)

USE residential TYPE single-family

MATERIALS wood shingle STORIES 2½

ROOFS gable, hip

BUILDING PLACEMENT regularly spaced on large lots on east (odd) side of street;  
#156 on west side has shallower lot due to decline in topography

SET BACK various: 20-50 feet on east side, #156 closer to street (approx. 15 feet)

ARCHITECTURAL STYLE(S) Colonial Revival

EXTERIOR ALTERATION storm sash EXTERIOR CONDITION good to excellent

DEMOLITION/INTRUSIONS none

### SIGNIFICANCE (cont'd on reverse)

(Map)

These four houses represent a second phase of suburban development on Mt. Vernon Street, when the land at the upper end of the street was subdivided ca. 1890. Owners of at least two of the houses worked in downtown Boston. The houses themselves illustrate different modes of the Colonial Revival.

A rambling asymmetrical house form with corner tower, a vestige of the Queen Anne style, is at #137 (built by 1896). At #143 next door is an example of the strictly symmetrical, high-style house with 3-bay facade and prominent entry portico; this house is also distinguished by corner pilasters, a modillion cornice, and a central dormer topped with a swan's neck pediment. The house at #156 (1895), designed by Eugene L. Clark, combines side-gable massing, a pedimented entry portico with clustered columns, and clusters of multi-pane and colored glass windows in molded surrounds. The latest

## SIGNIFICANCE (cont'd)

of the houses, #149 (1911), was designed by Boston architect James G. Hutchinson. This gable-end house, with paired bay windows on the facade, triple attic window, and brick chimney piercing the overhanging eaves, is a type seen on more modestly scaled streets elsewhere in the survey area.



143 Mt. Vernon St.

TREES AND PLANTINGS trees at street on both sides; corner house at #137 has  
greatest amount of shrubbery both at edges of property and at house

FENCING none

ART none

OTHER Building placement (cont'd): houses at #149 and 156 have circular driveways in  
front of house; #143 a side driveway; #137 has driveway on Montview Street

BIBLIOGRAPHY Building permits. Boston city directories.

Maps and atlases: 1874(Suffolk); 1884, 1896, 1905, 1914 (Boston).



149 Mt. Vernon St.



137 Mt. Vernon St.



ADDRESS 1 Merville Street COR. Spring/ upper Wash.

NAME present original

MAP No. 10N/2E SUB AREA Spring/upper Wash.

DATE 1858-1874 maps source

ARCHITECT source

BUILDER Possibly Chs. D. Noyes (1873) source

OWNER Charles D. Noyes (1873) original present

PHOTOGRAPHS 23-1/3, 1/4, 1/5\* -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) one plus attic

DOF Hip on Mausard cupola -- dormers recessed

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 1 1/2-story Second Empire house. Wide frieze, paired brackets at cornice, thin cornerboards. 2-bay facade, entry w/ narrow sidelights and transcom and overdoor on scrolled brackets. Bay windows on facade (S) and E side. Recessed dormer windows, 2 on facade and each side; all have plain surrounds. 1-story rear porch addition NE corner.

EXTERIOR ALTERATION minor moderate drastic Cement stairs w/ iron railing at entry

CONDITION good fair poor LOT AREA 5000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS enclosed by chain link fence with adjacent property  
at #3 Merville Street.

### SIGNIFICANCE (cont'd on reverse)

A good example of its style, the house at 1 Merville Street represents a form common to West Roxbury during the town's first major phase of suburban development in the 3rd quarter of the 19th century. Charles D. Noyes, a carpenter, owned the house in 1873, at the same time that F.A. Noyes, also a carpenter, owned a similar house next door at 3 Merville Street. The Noyes family may have been responsible for construction of both dwellings.

Merville Street was known as Montgomery Street as late as the 1930's. Laid out between the estates of Mary Gardner to the north and east and Matthew Bolles,



Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  X  </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>    </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>  X  </u>				

Significance (include explanation of themes checked above)

a Boston banker, to the west, Moville Street was an early subdivision of the West Roxbury Land Co. The 1874 Suffolk atlas shows the houses at 1 and 3 Moville as the first buildings constructed in the U-shaped development (now Moville, Webster, and Moloney Streets), with surrounding lots still owned by the company.

In the 1870's the West Roxbury Land Co. platted and sold many lots in the Spring Street vicinity, extending south to the Charles River and east to the West Roxbury branch railroad. While much of the company's development plans were not realized, 1 1/2-story houses on Moville Street, Gould Street (see form), and Belle Avenue (see form) are remnants of the original scheme.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk Co.), 1874 Suffolk Co.)  
Brookline, Jamaica Plain, and West Roxbury directory, 1873

ADDRESS 3 Menville Street COR. Spring Street

NAME \_\_\_\_\_  
                     present                      original

MAP No. 10N/2-E SUB AREA Spring/upper Wash.

DATE 1858-1874                      maps  
    source

ARCHITECT \_\_\_\_\_  
    source

BUILDER Possibly F.A. Noyes  
    source

OWNER F.A. Noyes (1873)  
    original                      present

PHOTOGRAPHS 23-2/1, 2/2\*, 2/3-89



TYPE (residential) (single) double row 2-fam. 3-deck ten apt.  
    (non-residential)

NO. OF STORIES (1st to cornice) one plus attic

JOF Hip on mansard cupola ----- dormers recessed

MATERIALS (Frame) clapboards (shingles) stucco asphalt asbestos alum/vinyl  
    (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 1 1/2-story Second Empire house. Slates on straight lower slope of mansard roof, asphalt shingles above. Wide frieze, paired brackets at cornice, thin cornerboards. 2-bay facade, entry w/ narrow transom and later gabled porch. Bay window on facade and each side; all have plain surrounds.

EXTERIOR ALTERATION minor (moderate) drastic entry porch

CONDITION (good) fair poor LOT AREA 5000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Property enclosed by a chain link fence  
with adjacent property at #1 Menville Street

SIGNIFICANCE (cont'd on reverse)

A good example of its style, the house at 3 Menville Street represents a form common to West Roxbury during the town's first major phase of suburban development in the 3rd quarter of the 19th century. F.A. Noyes, a carpenter, owned the house in 1873, at the same time that Charles D. Noyes, also a carpenter, owned a similar house next door at 1 Menville Street. The Noyes family may have been responsible for construction of both dwellings.

Menville Street was known as Montgomery Street as late as the 1930's. Laid out between the estates of Mary Gardner to the north and east and Matthew

Moved; date if known -----

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>  X  </u>	Exploration/	<u>      </u>	Science/	<u>      </u>
The Arts	<u>      </u>	settlement	<u>      </u>	invention	<u>      </u>
Commerce	<u>      </u>	Industry	<u>      </u>	Social/	<u>      </u>
Communication	<u>      </u>	Military	<u>      </u>	humanitarian	<u>      </u>
Community/	<u>      </u>	Political	<u>      </u>	Transportation	<u>      </u>
development	<u>  X  </u>				

Significance (include explanation of themes checked above)

Bolles, a Boston banker, to the west, Menville Street was an early subdivision of the West Roxbury Land Co. The 1874 Suffolk atlas shows the houses at 1 and 3 Menville as the first buildings constructed in the U-shaped development (now Menville, Webster, and Moloney Streets), with surrounding lots still owned by the company.

In the 1870's the West Roxbury Land Co. platted and sold many lots in the Spring Street vicinity, extending south to the Charles River and east to the West Roxbury branch railroad. While much of the company's development plans were not realized, 1 1/2-story houses on Menville Street, Gould Street (see form), and Belle Avenue (see form) are remnants of the original scheme.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk Co.), 1874 (Suffolk Co.)  
Brookline, Jamaica Plain, and West Rox. directory, 1873



BOSTON LANDMARKS COMMISSION Street Information Form No. WR 1002 Area West Rox.



ADDRESSES 3 - 19 (odd) and 4 - 20 (even) <sup>myles</sup> Standish Rd

MAP NO. 10N/4E SUB-AREA Bellevue

DATES 1941 permits  
source

PHOTOGRAPHS 18 - 2/1\* 2/2\*, 2/3, 2/4, 2/5\*, -89

STREET PATTERN One block side street off Lagrange extending to unpaved  
segment of St. Theresa Ave.

TOPOGRAPHY Level.

VISTAS View N. Lagrange St. and S. to rocky and wooded area across St.  
Theresa Ave.

USE Residential TYPE single family

MATERIALS wood/clapboards/brick veneer STORIES two

ROOFS gable

BUILDING PLACEMENT Regularly spaced houses with attached garages  
and side driveways.

SET BACK uniform about 15 ft. from sidewalk

ARCHITECTURAL STYLE(S) Colonial Revival/Contemporary Suburban

EXTERIOR ALTERATION none EXTERIOR CONDITION excellent

DEMOLITION/INTRUSIONS None

#### SIGNIFICANCE (cont'd on reverse)

Myles Standish Road, a one-block street off Lagrange St., is an excellent example of a cohesive single-family subdivision in the late Colonial Revival style. These houses are typical of the mid-20th century development at the upper end of Lagrange Street.

Myles Standish Rd. was laid out in one of the last estates to be subdivided in the Bellevue Hill section. The Crosby estate on Cottage Ave. remained largely intact from ca. 1875 through World War I. Single-block streets between Lagrange St. and Cottage (now St. Theresa) Ave. were developed from ca. 1925 to ca. 1950. Myles Standish Rd. was likely developed in conjunction with the adjacent John Alden Rd. to the west, although development on the latter street is not as uniform.

All ten houses are 2 stories, single-gabled, with 3-bay facades, center entries, and end-wall chimneys. Three types are represented: Garrison Colonials with brick or stone veneer on the first floor and a second-story overhang (#4, 7, 12, 19, 20), modified Garrison Colonials with pent roof between the first and second

## SIGNIFICANCE (cont'd)

floors (#11), and houses with brick veneers on the facade extending into a central gabled wall dormer and gabled entry porches (#3, 8, 15). In addition, #12 is a brick-front house with a Colonial Revival-style broken pediment door surround. All houses have double-hung sash and either triple or bay windows flanking the entry. All houses have attached frame garages, and some have enclosed 1-story sun rooms.

Thomas J. McGreevey, Jr., a resident of 200 Bellevue St., was owner, architect, and contractor. A 1939 legal notice in the Parkway Transcript records Cecilia A McGreevey (mother of Thos. McGreevey) as applying for permits to erect private one-car garages at houses on Myles Standish Rd., John Alden Rd., Howitt St., and Lagrange St. Building permits for the houses on Myles Standish Rd., however, date to 1941.

TREES AND PLANTINGS trees along street - shrubs at house.

FENCING none

ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits. City directories.

maps and atlases: 1905, 1914 (Boston); 1929, 1950 (Boston Sanborns)

Parkway Transcript, X (March 9, 1939), p. 12.





ADDRESS 40 Orchard Hill Rd. COR. \_\_\_\_\_

NAME \_\_\_\_\_  
present original

MAP No. 14N/8E SUB AREA Forest Hills

DATE ca. 1858? - ca. 1874 maps  
source

ARCHITECT \_\_\_\_\_  
source

BUILDER \_\_\_\_\_  
source

OWNER Jacob W. Seaver (1874)  
original present

PHOTOGRAPHS 26-1/1\*, 1/2, 1/3, 2/4, 2/5, 2/6-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) \_\_\_\_\_

NO. OF STORIES (1st to cornice) two plus attic

7 gable cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2½-st. Greek Revival house. Pedimented side gables, wide frieze, corner boards. 2 int. brick chimneys at N end. 5-bay, center-entry facade, door w/ 4-pane sidelights (full-length) and 6-light transom. Long windows on 1 (facade), bay window w/ dentil cornice S side, paired windows in gable ends. 6/6 sash. 1-bay projecting entry portico, paired columns on brick piers, balustrade extending full width of facade. 2-st. gabled addition of compatible design at rear.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor \_\_\_\_\_ LOT AREA 20,334 sq. feet

NOTEWORTHY SITE CHARACTERISTICS corner site approaching crest of hill where road curves to E; elevated, landscaped lot

### SIGNIFICANCE (cont'd on reverse)

The house at 40 Orchard Hill Road is significant as an outstanding example of the Greek Revival style, and may be a vestige of mid 19th-century summer estate development in this section of the survey area.

This building, which may have been constructed as early as 1858, likely dates to the period when Forest Hills was part of the town of West Roxbury. The house is the only survival of a development of three large houses built on the hill overlooking Hyde Park Avenue and Forest Hills Station; all three houses were owned by Jacob W. Seaver, occupation unknown, in 1874.

Thomas F. Minton owned the house by the late 1890s. A native of County





Moved; date if known           --          

Themes (check as many as applicable)

Aboriginal	<u>          </u>	Conservation	<u>          </u>	Recreation	<u>          </u>
Agricultural	<u>          </u>	Education	<u>          </u>	Religion	<u>          </u>
Architectural	<u>      x      </u>	Exploration/ settlement	<u>          </u>	Science/ invention	<u>          </u>
The Arts	<u>          </u>	Industry	<u>          </u>	Social/ humanitarian	<u>          </u>
Commerce	<u>          </u>	Military	<u>          </u>	Transportation	<u>          </u>
Communication	<u>          </u>	Political	<u>          </u>		
Community/ development	<u>      x      </u>				

Significance (include explanation of themes checked above)

Roscommon, Ireland, Minton started a contracting firm in Boston in the 1870s. His business was responsible for the construction of many roads in the old West Roxbury district, among them the streets on Skinner Hill between Walter Street and the railroad in Roslindale, and Tower, Woodlawn, and Weld Hill Streets in Forest Hills. In Jamaica Plain, Minton's firm set out Peter Parley Road and others through the Thompson estate and Robinwood Avenue and Locksley Street through the Robinwood estate on Centre Street. The firm is said to have graded the yards of fourteen schools in different sections of the city.

After transferring the contracting business to his son, Thomas F. Minton, Jr. ca. 1900, the elder Minton pursued his real estate interests full time. The Minton Building, a commercial and residential block on Hyde Park Avenue below this house (see form), was one project. Minton was also responsible for the second phase of development on Orchard Hill Road, subdividing some of the property immediately west of this house for members of his family (see street form).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register listing.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk Co.); 1874 (Suffolk Co.); 1884, 1896, 1905, 1914, 1924 (Boston).

Brookline, Jamaica Plain, and West Roxbury directory, 1873.

West Roxbury and Roslindale--Residential Suburbs. Souvenir edition of the West Roxbury News, ca. 1905. (biographical information on Minton)



ADDRESSES 24-74 (even), 29-75 (odd) Orchard Hill Road

MAP NO. 14-15N/8E SUB-AREA Forest Hills

DATES ca. 1860-1930 maps and atlases, permits  
source

PHOTOGRAPHS 25-5/1, 5/2\*, 6/1, 6/1\*, 6/3;  
26-2/4, 2/5, 2/6, 3/1, 3/2, 3/3-89

STREET PATTERN curved street following incline of hill in southeasterly direction  
with short dead-end streets branching off at top of hill

TOPOGRAPHY steep incline rising from Morton Street

VISTAS view N over Morton Street and NW over Hyde Park Avenue

USE residential/institutional TYPE single and two-family/church

MATERIALS wood shingles, brick, clapboards STORIES 1-2½

ROOFS gable, hip

BUILDING PLACEMENT buildings begin midway up the hill from Morton Street

SET BACK 19th-cent. houses set close to street; 20th-cent. houses have modest set-backs

ARCHITECTURAL STYLE(S) Greek Revival, Queen Anne, Colonial Revival vernacular

EXTERIOR ALTERATION picture windows EXTERIOR CONDITION good

DEMOLITION/INTRUSIONS 3 mid-20th cent. tract houses at beginning of street (odd side)

### SIGNIFICANCE (cont'd on reverse)

(Map)

Houses on Orchard Hill Road reflect three distinct phases of development that parallel residential development throughout Forest Hills from the mid-19th century to the mid-20th century.

The Greek Revival house at #40 (see form) is a remnant of the earliest phase, when Orchard Hill Road was only a driveway extending up the hill from Morton Street. By 1874, three houses had been built on the east side of the street with a sweeping view to the west. St. Andrew Ukrainian Orthodox Church at #24 occupies the site of one house, and the former Forest Hills Hospital on Morton Street the other.

The second phase began in the 1890s, when Thomas Minton, then-owner of #40, sub-divided property at the curve of the road, at that time the uppermost end of the street. A Queen Anne single-family house at #41 (1899, photo) and a Colonial Revival house at #45 (1901) were built by two Minton children, Elizabeth and John, respectively.

Orchard Hill Road was not cut through east of the present curve



## SIGNIFICANCE (cont'd)

until the late 1920s. The predominant form of ca. 1928 houses at the upper end of the street is the 2½-story Colonial Revival house with asymmetrical facade and gable roof of unequal slopes, i.e., the short slope ending at the 2nd floor and the long slope extending to the 1st floor. This form was prevalent in house construction throughout Forest Hills and in sections of Roslindale in the 1920s. Roslindale architect and resident Harold Duffie played a role in the development of this end of the street, designing the distinctive gable houses at #59, 67, 72, and possibly others.

Orchard Hill Road was known as Orchard Avenue as late as 1930.

TREES AND PLANTINGS #40 (see form) is most heavily landscaped lot on street;

remaining lots have shrubbery at sidewalks or at house

FENCING none

ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits. City directories.

Maps and atlases: 1858 (Norfolk); 1874 (Suffolk); 1884, 1896, 1905, 1914, 1924 (Boston);  
1929 (Boston Sanborn).







ADDRESSES Park Street, 4-78 (even) & 9-79 (odd)

MAP NO. 12N/3-4E SUB-AREA Highland

DATES c.1888 - c.1935 atlases & permits  
source

PHOTOGRAPHS 13 - 3/3-3/5\*, 4/1, 4/2\*, 4/3\*, - 89

STREET PATTERN Straight block, one way toward Centre Street

TOPOGRAPHY Northwest incline toward Montview Street; houses on south side  
on slightly elevated lots compared to street.

VISTAS Southeast to Centre Street

USE Residential TYPE Single-family

MATERIALS Wood shingles, clapboards, stucco STORIES 1½ - 2½

ROOFS Gable, hip, gambrel

BUILDING PLACEMENT Regularly spaced with generous side yards

SET BACK Uniform, approximately 15 - 20 feet from sidewalk

ARCHITECTURAL STYLE(S) primarily Colonial Revival

EXTERIOR ALTERATION Siding EXTERIOR CONDITION Generally good

DEMOLITION/INTRUSIONS 2 contemporary suburban houses at North end of Street (#15 & 16)

#### SIGNIFICANCE (cont'd on reverse)

Park Street is significant architecturally as a well-preserved street of high style Colonial Revival single-family homes on large lots. Part of c.1888 subdivision, the houses on this section of Park Street reflect a wave of homebuilding in West Roxbury in the late 1880s/early 1900s.

Many of the houses constructed at this time were built for professionals who worked in downtown Boston. The Highland railroad station is located off Park Street on the other side of Centre Street. Some houses on the street were designed by locally known architects and builders, including James Murray (#65, 1901) and Harold Duffie (#66, 1923). Although the silhouettes of the houses are varied, many reflect some symmetry in the organization of the facade, achieved with the central placement of a door or the screening of an end-bay entry with a prominent full-width porch.

(continued on reverse)

## SIGNIFICANCE (cont'd)

These two blocks of park Street between Centre and montview, in their uniformity of scale and materials, are typical of late 19th and early 20th century residential construction in the Highland section of West Roxbury.



TREES AND PLANTINGS Some hedges, shrubs at houses and sidewalks

FENCING None

ART None

OTHER Recommended for inclusion in Corey St. National Register  
historic district.

BIBLIOGRAPHY Building permits

Maps and Atlases: 1858 (Norfolk); 1874 (Suffolk)

1905, 1914, 1924, 1929 (Boston)





IV



Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>      </u>	Science/ invention	<u>      </u>
The Arts	<u>      </u>	Industry	<u>      </u>	Social/ humanitarian	<u>      </u>
Commerce	<u>  x  </u>	Military	<u>      </u>	Transportation	<u>      </u>
Communication	<u>      </u>	Political	<u>      </u>		
Community/ development	<u>      </u>				

Significance (include explanation of themes checked above)

concern in 1896. The business covered Roxbury, Jamaica Plain, Roslindale, and West Roxbury. Williams resided in Medfield, but Hosford lived at 214 Beech Street near the Bellevue station in Roslindale. Hosford was president of the Roslindale Citizens Association, as well as a member of the Highland Club and the West Roxbury Citizens Association.

James Murray, a boston-based architect active from the 1890's through the 1930's, designed a number of 1 and 2-family dwellings in Boston's outlying neighborhoods, particularly Roslindale, West Roxbury, Jamaica Plain, and Hyde Park. Murray also designed the Roslindale Congregational Church (1894, see form). He worked briefly in partnerships with James Hutchinson, another locally prominent architect, ca. 1905 and William Dykeman ca. 1915.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

maps and atlases: 1896, 1905, 1914 (Boston).

Boston city directories.

BPL Fine Arts Dept., Architects file.

"West rox. and Roslindale - Residential Suburbs". Souvenir ed. of West Roxbury News, ca. 1905.

ADDRESS 292 Park Street near COR. Gertrude Rd.NAME present originalMAP No. 11N4E SUB AREA Bellevue HillDATE 1858 - ca. 1874 Maps and atlases  
sourceARCHITECT sourceBUILDER sourceOWNER C.R. Folsom (1874)  
original presentPHOTOGRAPHS 15 -2/2\*, 2/3 -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) One plus atticJOFF Mausard (slate) cupola --- dormers PentMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 1 1/2-st. mansard cottage. Patterned slates intact on roof, twin int. chimneys. 3-bay facade, center entry with double doors and oversized scroll brackets at overdoor. Paired brackets at cornice, thin cornerboards. Molded window heads on l, bay windows E and W sides, recessed dormers w/ pent hoods. 2/2 sash intact in dormers.

EXTERIOR ALTERATION minor moderate drastic Replacement sash on l, entry steps.CONDITION good fair poor rehab Undergoing LOT AREA 10,500 sq. feetNOTEWORTHY SITE CHARACTERISTICS Set close to sidewalk w/ shrubs at house.

## SIGNIFICANCE (cont'd on reverse)

This house is one of two intact mansard cottages in a group of seven on Park Street in the vicinity of Pelton, Oriole, and Gertrude Streets. A. S. March, a local landholder, owned some of the houses in 1858. C. R. Folsom, a real estate agent (Map) offices at 123 Washington Street, owned the house at 292 Park Street in 1874. Folsom apparently did not live here; the city directory for 1874 indicates he resided in Charlestown.

The mansard cottages at #258, 266, 267, 271, 292, and 307 Park St. constitute the earliest clustered settlement on Bellevue Hill and are an important remnant of West Roxbury's pre-annexation era. These houses represent the first phase of

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

suburbanization in West Roxbury, generated by improved transportation to Boston via commuter railroads and a horse-drawn streetcar line linking West Roxbury with Dudley Street Station in Roxbury (1856). Development on Park Street is distinct from mansard cottages of the same period built in the Spring Street vicinity by the West Roxbury Land Co.

Laid out as early as 1849 from Centre Street to the vicinity of the present Saville St., Park Street is labelled "Highland Street" on the 1858 map of Norfolk Co. and "Park Street" by 1874. The section of Park Street west of Centre St. in the Highland section was not laid out until development of that area during a second wave of home-building in the 1890's.

Other houses have sustained greater alteration than #292 and 307 (see form), primarily siding (#258, stucco and brick at #266) and unsympathetic additions (#267). Two of the houses (#258 and 267) were owned by S. Nickerson in 1874, possibly a relative of John H. Nickerson, a real estate agent in Roxbury. Henry L. Hancock, a West Roxbury [house] painter, resided at #271.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1858 (Norfolk Co.); 1874 (Suffolk Co.); 1884 (Boston) Brookline, Jamaica Plain, and West Rox. directory, 1873.  
Boston directory, 1874.

A Record of the Streets, Alleys, Places, etc. in the City of Boston.  
Boston: City Printing Dept., 1910



ADDRESS 380 Park St. COR. Near Martin St.NAME present originalMAP No. 11N/5E SUB AREA Bellevue HillDATE 1898 permit  
sourceARCHITECT J. Franklin Seavey permit  
sourceBUILDER L.D. Boisclair permit  
sourceOWNER J. Franklin Seavey  
original presentPHOTOGRAPHS 15-1/1\*, 1/2, 1/3, -89TYPE (residential) (single) double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) two plus atticDOF gable cupola -- dormers --MATERIALS (Frame) clapboards (shingles) stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 2 1/2-st. Colonial Rev. house. 3-bay facade, end-bay entry w/ glazed door. 1-st. full-width porch, pedimented cross gable over entry, dentil cornice, clustered columns on shingled balustrade. Gable-end pent creates appearance of pedimented gable. Plain window surrounds, double-hung sash; triple window in gable, elliptical window on 1 and triple window w/ transoms on 2 E side.

EXTERIOR ALTERATION (minor) moderate drastic Storm sash and doorCONDITION (good) fair poor LOT AREA 13,700 sq. feetNOTEWORTHY SITE CHARACTERISTICS Steep southeasternly incline to crestof Bellevue Hill - house built on ridge with lower houses to north.

## SIGNIFICANCE (cont'd on reverse)

This vernacular Colonial Revival house is distinguished from surrounding dwellings dating primarily to the 1920's and 1930's. J. Franklin Seavey built the house for himself. Nothing else is known about the owner, although the building permit application records his previous address as Roslindale. L. D. Boisclair, the builder, was from Newton Highlands.

The house is in one of the later subdivisions on Bellevue Hill. Undeveloped

Moved; date if known --

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

land near the crest of the hill was almost entirely platted in the 1880's by William B. Blakemore. Blakemore was a real estate developer and landowner responsible for much residential development on the hill's westerly slope. Park Street was laid out east of Centre Street as far as the present Saville Street by 1849, and extended west of Centre St. with residential development in the Highland section in 1889. Late 19th-century residential construction at the upper end of Park Street consists primarily of individual houses like this one.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Boston Directories.

Maps and atlases: 1874 (Suffolk Co.) ;1884, 1896, 1905 (Boston)

Boston Public Library Fine Arts Dept. , Architects' File.

ADDRESS 113-115 Park St. COR. between Centre and  
Corey StreetsNAME \_\_\_\_\_  
\_\_\_\_\_ present \_\_\_\_\_ originalMAP No. 12N/4E SUB AREA HighlandDATE 1897 \_\_\_\_\_ permit  
\_\_\_\_\_ sourceARCHITECT Rolfe E. Duran \_\_\_\_\_ permit  
\_\_\_\_\_ sourceBUILDER E.J. Merlin \_\_\_\_\_ permit  
\_\_\_\_\_ sourceOWNER D.J. Mahoney \_\_\_\_\_  
\_\_\_\_\_ original \_\_\_\_\_ presentPHOTOGRAPHS 14 - 2/2\*, 2/3, 2/4\*, 2/5 - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) \_\_\_\_\_ store

NO. OF STORIES (1st to cornice) \_\_\_\_\_ two \_\_\_\_\_ plus \_\_\_\_\_ attic

\_\_\_\_\_ F \_\_\_\_\_ hip \_\_\_\_\_ cupola \_\_\_\_\_ - \_\_\_\_\_ dormers \_\_\_\_\_ hip

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone \_\_\_\_\_ concrete iron/steel/alum.

## BRIEF DESCRIPTION

Two and one-half-story, 3-bay facade. Corner boards, dentil cornice with brackets. Three wood-and-glass storefronts with dentil cornice, paneled aprons, recessed entrances, transoms over doors. Paired windows in end-bays on 2; pseudo-Palladian window with single window flanked by dec. wood panels in orn. surround at center. Windows on side elevations unornamented; 2/1 sash throughout.

EXTERIOR ALTERATION minor moderate drastic \_\_\_\_\_

CONDITION good fair poor \_\_\_\_\_ LOT AREA 6250 sq. feetNOTEWORTHY SITE CHARACTERISTICS an element of the street wall between Centre Street and the  
railroad tracks - smith shop set back at rear

## SIGNIFICANCE (cont'd on reverse)

This frame mixed-use block is a rare intact example of 19th century commercial construction in West Roxbury. Many late 19th and early 20th-century frame commercial buildings in the area were either severely altered or replaced with brick or concrete blocks beginning in the 1930's. This building and the frame commercial block across the street at 120-120 1/2 Park Street recall the importance of commercial activity oriented toward the railroad; the Highland

Station is located immediately north. Daniel J. Mahoney was a painter who may have operated his business out of this building. Mahoney was a resident of Temple Street. Rolfe & Duran, the architects, were builders active in the development of West Roxbury in the late 1890s. The firm constructed at least five single-family dwellings in the

(continued on reverse side.)





Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

developing Temple Street vicinity and one on Park Street near Anawan Street. According to period atlases, Mahoney was still owner in 1905 when the one-story frame building at the rear of the property was being used as a blacksmith shop. This 2 X 3-bay building (photo), with a steeply pitched gable roof and glazed door in the gable end, is believed to be the last intact blacksmith shop in West Roxbury.



Preservation Consideration (access  
for public use and enjoyment, protection)

*Recommended for National Register listing.*

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Interview with Bob Murphy, West Roxbury Historical Society, 2/89  
BPL Fine Arts Dept., Architects File.  
Boston City directories.  
Maps and atlases: 1896, 1905, 1914 (Boston).

ADDRESS 149 Park Street COR. March Avenue  
St. Matthew Syrian / West Roxbury Methodist  
NAME Orthodox Church / Episcopal Church  
present original

MAP No. 12N/4E SUB AREA Bellevue Hill

DATE 1904 cornerstone  
source

ARCHITECT Oscar A. Thayer rendering  
source

BUILDER source

OWNER West Roxbury St. Matthew Syrian  
ME Church Orthodox Church  
original present

PHOTOGRAPHS 14 - 2/2\*, 2/3 - 89  
15 - 7/3, 7/4 - 89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) church

NO. OF STORIES (1st to cornice) one plus raised basement

DOF multi-gable cupola tent dormers gabled

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 1-st. church, asymm. facade. Uncoursed stone on foundation, buttressed corner tower, and cross gables (facade and W side) on 1. Shingles above stone. Stucco dec. half-timbering, exposed rafters, and pendants in gables and bracketed gabled overdoors. Tower: main entry at base, louvered openings in wood above 1. Secondary entry porches on facade and W side. Band of double and triple windows on facade, 4 triangular dormers above. Stained glass tripartite window,

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 10,000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS corner site with little open space in residential  
neighborhood west of railroad tracks

SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): stone voussoir in facade gable. Molded brick dec. panel in brick chimney, W side.

This <sup>(map)</sup> Craftsman/Tudoresque church is significant for its well-detailed and sensitive design--in keeping with the scale of the surrounding neighborhood--by locally prominent Boston architect Oscar A. Thayer.

West Roxbury M.E. Church began as a mission of Bethany Church in Roslindale (see form), and the Rev. Garrett Beekman of that church preached the mission's first sermon at Anaway Hall (at Central/Bellevue Station) on Nov. 19, 1887.

Anawan

Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>  x  </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>      </u>	Science/ invention	<u>      </u>
The Arts	<u>      </u>	Industry	<u>      </u>	Social/ humanitarian	<u>      </u>
Commerce	<u>      </u>	Military	<u>      </u>	Transportation	<u>      </u>
Communication	<u>      </u>	Political	<u>      </u>		
Community/ development	<u>      </u>				

Significance (include explanation of themes checked above)

The mission was led primarily by student ministers from the Boston Univ. School of Theology, most notable the Rev. Elmer E. Powe who became the first pastor after the church formally organized on Aug. 15, 1888. In May 1889 the trustees voted to purchase the Park Street lot for \$1500. A church history notes that the building was completed Jan. 1, 1890, this is the first church. The present building dates to 1904. The first Sunday service in the first church took place Jan. 5, 1890. The name of the church appears to have been changed to the Daniel Dorchester Memorial M. E. Church by World War I. At that time, the church also owned the house at 132 Clement St. (see form). St. Matthew Syrian Orthodox Church has owned the building since 1982.

A rendering of the church facade published in a souvenir edition of the West Roxbury News ca. 1905 bears the name of Oscar A. Thayer (1870-1950). This is Thayer's only known church in the survey area, although the Boston architect reportedly designed the West Roxbury Branch Library in addition to the Masonic Block in Roslindale Village (1899, see form) and several houses, most in the Highland and Bellevue Hill sections of West Roxbury. Little is known about his education or practice, although he is listed as an architect in downtown Boston in city directories from ca. 1905 through the 1940's.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1896, 1904, 1914 (Boston).

Building permits. Boston City Directories.

Boston Public Library, Fine Arts Dept., architects file.

Everett, Henry F. "Wesley memorial Church" West Rox. and Roslindale -

Residential suburbs. Souvenir ed. West Rox. News, no date (ca. 1905).



ADDRESS 307 Park St. near COR. Gertrude Rd.

NAME present original

MAP No. 11N/4E SUB AREA Bellevue Hill

DATE ca. 1858? atlases  
source

ARCHITECT source

BUILDER source

OWNER William H. Leach (1873)  
original present

PHOTOGRAPHS 15 - 1/5, 2/1,\* -89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) one plus attic

DOF mansard cupola -- dormers (recessed)

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 1 1/2-st. mansard cottage. Patterned slate roof largely intact.  
Asymm. 2-bay facade, projecting square window bay next to entry. 1-st. entry porch,  
square bracketed posts. 2/2 sash on 1 and in recessed dormers. Molded window architraves  
on facade dormers.

EXTERIOR ALTERATION minor moderate drastic Storm sash and door

CONDITION good fair poor LOT AREA 8014 sq. feet

NOTEWORTHY SITE CHARACTERISTICS House set close to sidewalk - Facade partially

obscured by mature trees.

# SIGNIFICANCE (cont'd on reverse)

This house is one of two intact mansard cottages in a group of seven on Park Street in the vicinity of Pelton, Oriole, and Gertrude Streets. A. W. March, a local landholder, owned some of the houses in 1858. William H. Leach, a Boston carpenter and builder, resided here in 1873.

The mansard cottages at #258, 266, 267, 271, 292, and 307 Park St. constitute the earliest clustered settlement on Bellevue Hill, and are an important remnant of West Roxbury's pre-annexation era. These houses represent the first phase of suburbanization in West Roxbury, generated by improved transportation to Boston

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

via commuter railroads and a horse-drawn streetcar line linking West Roxbury with Dudley Street Station in Roxbury (1856). Development on Park Street is distinct from mansard cottages of the same period built in the Spring Street vicinity by the West Roxbury Land Co.

Laid out as early as 1849 from Centre Street to the vicinity of the present Saville St., Park Street is labelled "Highland Street" on the 1858 map of Norfolk Co. and "Park Street" by 1874. The section of Park Street west of Centre St. in the Highland section was not laid out until development of that area during a second wave of home-building in the 1890's.

Other houses have sustained greater alteration than #307 and 292 (see form), primarily siding (#258, stucco and brick at #266) and unsympathetic additions (#267). Two of the houses (#258 and 267) were owned by S. Nickerson in 1874, possibly a relative of John H. Nickerson, a real estate agent in Roxbury. Henry L. Hancock, a West Roxbury [house] painter, resided at #271.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1858 (Norfolk Co.); 1874 (suffolk Co.); 1884 (Boston).  
Brookline, Jamaica Plain, and West Rox. directory. 1873.  
Boston directory, 1874.

A Record of the Streets, Alleys, Places, etc. in the City of Boston. Boston:  
City Printing Dept., 1910.

ADDRESS 33 Pelton Street COR. near Allenwood Street

NAME present original

MAP No. 11N/4E SUB AREA Bellevue Hill

DATE 1910 permit  
source

ARCHITECT Oscar A. Thayer permit  
source

BUILDER Davison & Jones permit  
source

OWNER Lorena W. Smith  
original present

PHOTOGRAPHS 13-1/1, 2/1\*, 2/2, 2/3, 2/4 - 89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

DOF clipped gable cupola --- dormers hip

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Craftsman style house. Side-gable roof, W slope continuing over entry porch, hipped triple window dormer above porch. Exposed rafters at eaves and dormer. 3-bay facade, offset center entry. 2-bay porch w/ side entry, large square supports, segmental-arch openings. Secondary entries w/ gabled porch on N side and segmental-arch pediment on S side. Glass-enclosed sunroom addition at rear. Sash generally 6/1.

EXTERIOR ALTERATION minor moderate drastic storm windows

CONDITION good fair poor LOT AREA 7981 sq. feet

NOTEWORTHY SITE CHARACTERISTICS slight incline from street - no trees

### SIGNIFICANCE (cont'd on reverse)

(Map) A stucco version of the Craftsman Style house, the single-family dwelling at 33 Pelton Street is similar in design and materials to the two-family houses at 46-48 and 50-52 Guersney St. in Roslindale (1909-1950), a locally prominent architect who resided in Roslindale and later in West Roxbury, at 34 Pelton St., across from this house. Thayer maintained an office in downtown Boston from ca. 1905 through the 1940's. He reportedly designed the West Roxbury Branch Library in



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>  x  </u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

addition to the Masonic Building on belgrade Ave. in Roslindale (1899, see form), the West Roxbury M.E. Church on Park St. (1904, see form), and several houses in the survey area.

Pelton St. was laid out ca. 1895 between the planned West Roxbury Parkway and existing residential development on Park St. The anawan Land Comany. may have been responsible for subdivision of land along the street. City directories yield no information about 33 Pelton's first owner, Lorena W. Smith.

Thayer also designed the garage on the property, built in 1921.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

City directories.

maps and atlases: 1896, 1905, 1914 (Boston).

ADDRESS 37 Pelton St. COR. Near Allenwood St.NAME \_\_\_\_\_  
present originalMAP No. 11N/4E SUB AREA Bellevue HillDATE 1921 permit  
sourceARCHITECT J.G. Hutchinson permit  
sourceBUILDER W.J. Carlson permit  
sourceOWNER Martha L. Wonson  
original presentPHOTOGRAPHS 13 - 1/1, 1/2\*, 1/3, 1/4, 1/5 - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) two plus atticDOF Cross gable cupola -- dormers --MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION: 2 1/2-st. vernacular house. Overhanging eaves, corner brackets.  
2-bay facade, slightly projecting bay window and glazed entry w/ full-length  
12-pane sidelights; both beneath pent roof on large brackets w/ exposed rafters.  
Double window over entry on 2, triple window over bay window on 2, double window  
in gable end; all w/ architrave surrounds. S side: triple windows w/ cornice  
heads on 1, double windows on 2. Single windows N. side. Mix of casement and

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 12,400 sq. feetNOTEWORTHY SITE CHARACTERISTICS On East side of incline descendingNorth east to West Roxbury Parkway.

## SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): double-hung sash.

## (Map)

The stucco finish and window groundings relate this house to the Tudor style, represented by more fully developed examples elsewhere in West Roxbury. Waverly T. Wonson, husband of Martha Wonson, was vice-president of Andrew J. Lloyd Co. at 300 Washington Street. The company, which had four stores in Boston in addition

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>    </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>  x  </u>				

Significance (include explanation of themes checked above)

to Cambridge, Salem, and Brockton, sold eyeglasses, cameras, field glasses, barometers, and thermometers.

James Hutchinson designed several single and two-family houses in the survey area. His only other known stucco design is the parish house for the Roslindale Unitarian Church at 850 South Street (see form). At the time of his design of 37 Pelton Street, Hutchinson was living and working in East Dedham.

Pelton St. was laid out ca. 1895 between the planned West Roxbury Parkway and existing residential development on Park St. The Anawan Land Company may have been responsible for subdivision of land along the street.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Boston City Directories

Maps and atlases: 1874 (Suffolk Co.); 1884, 1896, 1905, 1914 (Boston)



ADDRESS 14-16 Penfield St COR. Amherst St.

NAME \_\_\_\_\_  
present original

MAP No. \_\_\_\_\_ SUB AREA Village lower Wash

DATE 1931 permit  
source

ARCHITECT A.F. Brodin permit  
source

BUILDER \_\_\_\_\_  
source

OWNER John M. Kierman  
original present

PHOTOGRAPHS 39 - 1/3, 1/4\*, - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt. 3 fam?  
(non-residential) \_\_\_\_\_

NO. OF STORIES (1st to cornice) two ? plus --

ROOF gable cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone \_\_\_\_\_ concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. house, gabled w/ gambrel frontispiece, overhanging eaves. 2-bay facade, quadruple windows in E bay on 1 and 2, 2-st. integral porch w/ square posts in W bay. Paired entrances in porch, paired windows in gable end. Pent roof overhang over 2 creates pedimented appearance in gable. Paired and triple windows on E side. 6/1 sash throughout.

EXTERIOR ALTERATION minor moderate drastic storm windows over original sash

CONDITION good fair poor \_\_\_\_\_ LOT AREA 4975 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Shrubs at house - setback approx.

10-15 feet from sidewalk.

SIGNIFICANCE (cont'd on reverse)

14-16 Penfield St. is a good example of a two-family house form seen infrequently in the survey area. The gambrel frontispiece suggests the Dutch Colonial Revival, and provides architectural interest in an otherwise unornamented design. Roslindale architect Albin F. Brodin utilized this design for a two-family house at 50 Symmes Street in 1928.

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Brodin, who resided at 10 Hadwin Way in the Mt. Hope section of Roslindale, was active in the residential development of Roslindale and West Roxbury in the early decades of the 20th century. His other known designs in the survey area include 112 Manthorne St. (1913, see form), 18 Pomfret St. (1926), and bungalows on Potomac St. (1927, see street form) in West Roxbury, as well as a row of seven brick single-family houses on American Legion Highway (ca. 1934, see form) in the Mt. Hope section of Roslindale.

City directories yield no information on John M. Kiernan.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Boston city directories.

maps and atlases: 1874 (Suffolk); 1884, 1896, 1905, 1914, 1924 (Boston) 1929, 1950 (Boston Sanborns).

ADDRESS 22 Penfield St. COR. Foot of Amherst St.

NAME

presentoriginalMAP No. 12N/6ESUB AREA Village lower Wash.DATE 1874 - ca. 1884 maps and atlasessource

ARCHITECT

source

BUILDER

sourceOWNER Henry A. Wood (1884)originalpresentPHOTOGRAPHS 39 - 1/1, 1/2 - 8940 - 5/1\* - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) one plus atticROOF mansard cupola -- dormers gableMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 1 1/2-st. mansard cottage on stone foundation. Slates intact on lower slope. 2 x 2 bays w/ rear ell. Entry flanked by 3-pane sidelights, 5-pane transcom. Paired brackets and dentils at bay window and cornice line, dentil cornice also on pitched dormer hoods w/ scrolls at bases. 2nd bay window E side.

EXTERIOR ALTERATION minor moderate drastic sash replacement, storm doorCONDITION good fair poor LOT AREA 5005 sq. feetNOTEWORTHY SITE CHARACTERISTICS House set close to street (10-15feet)

## SIGNIFICANCE (cont'd on reverse)

This house is one of the best preserved examples of the mansard cottage observed in Roslindale, and is representative of an early residential subdivision outside Roslindale village.

As early owner of this house, the first constructed in the subdivision on the south side of Penfield Street near Amherst St., was Henry A. Wood. Wood was a



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

South Street resident and partner of Wood & Wetherbee, a firm with business offices at Reed's Block.

A building permit was issued in 1915 for construction of a piazza on the front of this house; at the time, the house is described as a two-family.

Penfield Street was originally known as Prospect Street.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

maps and atlases: 1858 (Norfolk); 1874 (Suffolk); 1884 (Boston).

Boston city directories.

ADDRESS 120 Perham Street COR. Sherbrook Street

NAME present original

MAP No. 11N/3E SUB AREA Highland

DATE 1898 permit  
source

ARCHITECT H. Willard French permit  
source

BUILDER Charles Duran permit  
source

OWNER Lilian M.B. French  
original present

PHOTOGRAPHS 10 - 2/3\*, 2/4, 2/5 - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) Two plus attic

DOF Gable cupola dormers

MATERIALS (Frame) clapboards shingles <sup>gables only</sup> stucco asphalt asbestos alum/vinyl  
(Other) brick stone rubble concrete iron/steel/alum.

BRIEF DESCRIPTION 2½ story house, 3 x 2 bays. Center entry facade, round windows flanking entry, 6 pane transom in round arch door surround. Bay window over entry and west side on first floor. Shingle infill on all four gables, curving into recessed paired windows on two street facades. Balcony with turned balustrades connecting windows on two East and West sides.

EXTERIOR ALTERATION minor moderate drastic Storm windows over stained glass

CONDITION good fair poor LOT AREA 6500 sq. feet

NOTEWORTHY SITE CHARACTERISTICS prominent corner site and rubblestone stairway

to elevated lot - house built into an incline

#### SIGNIFICANCE (cont'd on reverse)

A very unusual house in the survey area, 120 Perham is unique with its rubblestone facade. Other houses in this section of West Roxbury exhibit similar experimentation with the incorporation of stone into house designs, but on a lesser scale. In these houses, stone is confined to the first floor (usually in the porch area) in direct imitation of the full-blown Shingle Style.

H. Willard French appears to have been involved in the construction of other houses in this neighborhood between Baker and LaGrange Streets. Charles Duran is believed to have been a partner in Rolfe & Duran, builders; the firm constructed 113-115 Park Street (see form). Nothing is known about French's background as an architect.

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>  x  </u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

This section of West Roxbury was platted for development by the mid-1870s although few houses were built until the 1910s and 1920s. Sherbrook Street was formerly known as Winslow Street.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and Atlases: 1874 (Suffolk); 1884, 1896, 1914 (Boston).

Building Permits.





ADDRESSES 3-41 (odd), 10-44 (even) Pomfret Street

MAP NO. 13N/3-4E SUB-AREA Highland

DATES 1893-ca. 1900 permits, atlases  
source

PHOTOGRAPHS 5-1/1\*, 1/2, 1/3-1/6; 35-3/4, 3/5, 4/1, 4/2\*-89

STREET PATTERN one-block side street between Corey and Weld Streets

TOPOGRAPHY level

VISTAS N to 5-corner intersection with Weld and Maple Streets

USE residential TYPE single-family

MATERIALS wood shingle, asphalt STORIES 2½

ROOFS gable, hip

BUILDING PLACEMENT very large side yards; almost all houses have similarly styled  
garages at rear of lot

SET BACK uniform

ARCHITECTURAL STYLE(S) Queen Anne/Colonial Revival, Craftsman influence

EXTERIOR ALTERATION vinyl siding, asphalt shingles EXTERIOR CONDITION good

DEMOLITION/INTRUSIONS contemporary suburban house at end of street (#44)

#### SIGNIFICANCE (cont'd on reverse)

(Map)

Pomfret Street and the adjacent Ruskin Street are typical 1890s subdivisions of single-family houses in the Highland section. Developer of both streets appears to have been Jason S. Bailey, who resided in a large house at the corner of Corey and Grayfield Streets (demolished) nearby.

The street displays various modes of the Colonial Revival. A symmetrical Colonial Revival house at #3 was designed for Jason Bailey by William S. Dykeman in 1893. Dykeman, a Boston architect, designed at least three other houses on Ruskin Street for Bailey in the same year. Two houses with corner towers appear at #28 and 33 Pomfret. The gambrel house at #37 is interesting with its double row of dormer windows in the lower slope of the roof. Among the most distinctive houses on the street is #25 (photo), a shingle house of Craftsman inspiration. Paired facade gables trimmed with plain

## SIGNIFICANCE (cont'd)

vergeboards and large corner brackets flank an attic window with a prominent semi-circular window head. Side gables are infilled with stucco and decorative half-timbering.

Pomfret Street was laid out between two of the oldest roads in the upper Highland section, Corey Street and Weld Street.



TREES AND PLANTINGS trees at sidewalk

FENCING none

ART none

OTHER Recommended for inclusion in Corey Street National Register  
historic district.

BIBLIOGRAPHY Building permits.

Maps and atlases: 1884, 1896, 1905, 1914 (Boston).

ADDRESS 120 Poplar St. COR. Florence St.NAME Roslindale House Roslindale High School  
present originalMAP No. 12N/6E SUB AREA Village/lower Wash.DATE 1922-1926 permit, dates on bldg.  
sourceARCHITECT C. Howard Walker & Son permit  
sourceBUILDER A. Piotti permit  
sourceOWNER City of Boston  
original presentPHOTOGRAPHS 41- 5/1, 5/2, 5/3\*, 5/4 - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) School (now elderly housing)NO. OF STORIES (1st to cornice) three plus --ROOF flat cupola -- dormers --MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone granite concrete iron/steel/alum.BRIEF DESCRIPTION : Class. Rev. school building, 3-st. main block and 2 2-st. wings.  
main block: 15-bay facade with slightly projecting 2-bay end pavilions and 3-bay frontispiece. Brick pilasters w/ stone capitals bt. bays, dentil cornice over 2 (carried through to wings), molded cornice over 3. Frontispiece has giant stone Corinthian columns and pilasters w/ full entablature, entry in center bay on 1, round-arch windows on 2, parapet wall w/ City insignia in stone panel overEXTERIOR ALTERATION minor moderate drastic Window sash replaced on main block and wing.CONDITION good fair poor LOT AREA 12,972 sq. feetNOTEWORTHY SITE CHARACTERISTICS Larger corner lot one block from commercial  
area; brick wings enclose grassy courtyard on poplar St.

SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): 3. Wings: 3-bay, center-entry facades, slightly projecting corner piers, parapet walls, round-arch windows on 2. Stone water table and original round-arch double-hung sash on N wing. 3-st. extension to N wing (Florence St.), dentil cornice, swags in end pavs. bt. 2 and 3, secondary entrance.



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	<u>x</u>	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

A prominent landmark in Roslindale village, Roslindale High School is the first high school constructed in the survey area and a good example of the Classical Revival style. Construction of the high school reflects the rapid population growth in the Roslindale and West Roxbury by the 1920's. It's predecessor, the West Roxbury (now Jamaica Plain) High School, was built on Elm Street in Jamaica Plain in 1901.

The school was constructed in stages, from the south wing (1922) to the auditorium or north wing (1926). Changing demographics contributed to the closing of Roslindale High school in 1976, and the building was declared city surplus in 1979.

In 1983 the Roslindale Senior Housing Corporation, a non-profit organization, was formed to rehabilitate a portion of the former high school. Now known as Roslindale house, the building is the largest school-to-housing conversion in the survey area. Another conversion is the former Weld School at 68 Seymour St. (see form).

The school was designed by C. Howard Walker (1857-1936), a nationally known architect who also designed the Longfellow School on South St. (1897, see form) in partnership with Thomas R. Kimball. A native of Boston, Walker studied with Sturgis and Brigham and spent several years touring Europe and Asia Minor before returning to the city in 1884. He started a practice, later forming a partnership in 1889 with Kimball (1862-1932), a native of Omaha, Nebraska. The men established

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Rehabilitation for elderly housing completed ca. 1988.

Auditorium space utilized for community event.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases: 1896, 1905, 1914, 1924 (Boston).

Witney. Bio.Dictionary of American Architects (deceased).

BPL Fine Arts Dept., Architects File.

To Help A Neighborhood: The Roslindale H.S. Building Becomes a New Home and Community Center. undated brochure, ca. 1985.

ADDRESS 120 Poplar St.NAME Roslindale High SchoolSIGNIFICANCE (CONT.)

an office in that city when the firm was appointed official architect of the Trans-Mississippi Exposition in 1894. The partnership was dissolved by mutual consent in 1898, and Walker returned to practice in Boston. In 1919 his son, Harold D. Walker, joined the office, and the firm name was changed to Walker, Walker & Kingsbury in 1925. Among the commissions of father and son are the Oliver Ditson Store on Boylston Street and British Consulate on State Street in downtown Boston.

Roslindale High School appears in lists of Walker's commissions as Washington Irving High School, a name transferred to a middle school constructed on Cummins Highway in 1936.





ADDRESS 266 Poplar St. COR. Foot of Delano ParkNAME \_\_\_\_\_  
present original

Metropolitan

MAP No. 11N/7E SUB AREA Hill - BeechDATE ca. 1725, ca. 1775 SPNEA report  
sourceARCHITECT \_\_\_\_\_  
sourceBUILDER \_\_\_\_\_  
sourceOWNER \_\_\_\_\_ / Mr. and Mrs. David Kunze  
original presentPHOTOGRAPHS 32 - 2/1, 2/2\*, 3/6, - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) one plus atticROOF gable cupola -- dormers gableMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 1 1/2-st. cape. 6-bay facade, entry in 3rd bay flanked by 4-pane sidelights. Brick center chimney, front overhang of gable roof. 3 dormers on facade, shed dormer at rear. 6/6 sash. Attached ell at rear formerly connecting with barn (now demolished).

EXTERIOR ALTERATION minor moderate drastic Shed dormer addition at rearCONDITION good fair poor LOT AREA 22,049 sq. feetNOTEWORTHY SITE CHARACTERISTICS House has skewed orientation to Street -  
deepest set back of any house in vicinity.

## SIGNIFICANCE (cont'd on reverse)

This well-preserved pre-Revolution cape is the oldest building in the survey area and an outstanding example of residential construction from the period when Roslindale was a part of the town of Roxbury. Poplar Street was then known as the road to Dorchester, or to that area of Dorchester later annexed to Hyde Park in 1868. The irregularity of the route, attributed to its skirting three hills, most notably Metropolitan Hill to the southwest, stands in marked contrast to the grid-like layout of the area's late 19th-century subdivisions.

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

Originally a half-cape (cape with 3-bay facade and end-bay entry) built ca. 1725, the house was extended right of the entry with the addition of three bays at the eastern end ca. 1775. At that time, the windows in the earlier section were apparently enlarged. The interior of the earlier section retains a heavy summer beam, splayed corner posts, and feather edge vertical tongue-in-groove sheathing.

The following summary of 19th-century alterations is quoted from the SPNEA report:

"The house, as it presently appears, reflects a major renovation made probably in the second quarter of the nineteenth century. An 1820 property survey plan shows the house with its center chimney but no ell, and the 'old barn' at the front across Poplar Street. An 1886 atlas plan shows the present ell with a since-demolished barn attached as well as another vanished barn nearby. ... (J)udging from internal stylistic evidence, the renovation of the house itself took place during the Greek Revival period. These changes probably occurred about the time Henry L. Goldsmith acquired the property at the estate sale of Richard Daniel in 1842.

"During the Greek Revival period, ... most of the present windows and the doorway with typical sidelights were installed... also added at this time were the simple Greek Revival style mantel in the parlor, and the typical four panel doors here, in the front entry, and elsewhere. The dormers certainly existed by the mid-nineteenth century, and since these were necessary for headroom for the present stair, they may have existed earlier."

Building permits show that the shed dormer on the rear of the house dates to 1932.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for individual Listing in National Register of Historic Places and designation as Boston Landmark.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Detwiller, Frederic C. "Field Inspection Report, 266 Poplar Street, Roslindale, MA." SPNEA Consulting Services Group, July 1978.

Connolly, Ernest A. "The Cape Cod House: An Introductory Study." Journ. of the Soc. of Arch. Historians, XIX (May 1960).

Plot Plan, "Real Estate of Henry L. Goldsmith." Dec. 6, 1886. Suffolk Registry of Deeds 1771/225.



→ Copy of: —  
Plan of the Real Estate  
of Henry L. Goldsmith, deceased,  
with the partition thereof among  
his heirs made Dec. 5th 1886.

*Henry W. Nelson*  
C.E.

*Philip Sowdon.*  
*Horace Lindell.*  
*George L. Richardson*

1771/225







Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

Despite the unsympathetic porch posts replacements, 320 Poplar Street remains an important example of the Queen Anne single-family house in Roslindale.

The house was built on a portion of the Sowden farm for Phillip Sowden, Jr., a florist whose business and home addresses were 320 Poplar Street. Sowden's father, also Phillip (d. 1896), owned the adjacent farm house at 328 Poplar Street.

A clapboarded center-gable carriage house survives at the rear of the property.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits - original permit not located  
maps and atlases: 1874 (Suffolk); 1884, 1896 (Boston).  
Boston city directories.



ADDRESS 328 Poplar St. COR. Near Hillburn Ave.

NAME	present	original
------	---------	----------

MAP No. 11N/7E SUB AREA Metro-Hill/Beech

DATE	maps and atlases	source
ca. 1874? - 1884		

ARCHITECT \_\_\_\_\_  
source

BUILDER \_\_\_\_\_  
source

OWNER	original	present
Lawrence Cleary? (1874).		

PHOTOGRAPHS 32 - 1/3\*, 1/4, 1/5 - 89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

10. OF STORIES (1st to cornice) two plus attic

ROOF      gable                      cupola      --                      dormers      gable

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 2 1/2-st., gable-front and wing, Italianate house. 2-bay facade, overdoor on large scrolled brackets, bay window on 1. Single and paired windows on 2, round-arch window in gable end. Narrow window heads, plain surrounds. 2-st. lateral wing w/ porch addition to E. 2/2 sash.

EXTERIOR ALTERATION    minor    moderate    drastic    Siding, storm door.

CONDITION good fair poor LOT AREA 12,559 sq. feet

NOTEWORTHY SITE CHARACTERISTICS House set farther back from Street  
than neighboring Houses.

## SIGNIFICANCE (cont'd on reverse)

Although the architectural integrity of this Italianate farm house has been comprised by the addition of synthetic siding, the house is historically significant as a remnant of Roslindale's agricultural past, which gave way to suburban subdivisions in the second half of the 19th century.

Early ownership of this house is unclear; the house may be one of three buildings between Sharon (now Seymour) and Poplar Streets owned by Lawrence Cleary, a plasterer,

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

in 1874. By the early 1880's the house was part of the property of Phillip Sowdon, a farmer. Sowdon also owned the tract of land extending southeast of this house to Canterbury Street. The Sowdon family is connected with the development of a later house at 320 Poplar Street (see form).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1858 (Norfolk); 1874 (Suffolk); 1884, 1896 (Boston).  
Boston city directories.



ADDRESS 450 Poplar Street COR. near Cornell Street

NAME George H. Conley School  
present original

MAP No. 10N/6E SUB AREA Metropolitan-Beech Hill

DATE 1932 "Names of Boston's Schools"  
source

ARCHITECT Wm. V. Drummey, Inc. "Names of Boston's Schools"  
source

BUILDER \_\_\_\_\_  
source

OWNER City of Boston  
original present

PHOTOGRAPHS 32 - 5/1, 5/2\*, 6/3, 6/4, - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) school

NO. OF STORIES (1st to cornice) 2 plus raised basement

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone \_\_\_\_\_ concrete iron/steel/alum.

BRIEF DESCRIPTION Two story school on raised basement with rear extension. Bands of bricks in three different tones wrap around the facade. Smooth walls broken by projecting entry bays with double-height concrete piers on west and south sides; each bay displays incised stylized ornament on piers, rounded steel overdoor, multi-pane window over entry. Concrete water table. Raised stone stair to entry on south side. Sash generally nine over nine behind metal security grids.

EXTERIOR ALTERATION minor moderate drastic replacement doors

CONDITION good fair poor \_\_\_\_\_ LOT AREA 79,305 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Large lot declining east - southeast from Poplar Street

SIGNIFICANCE (cont'd on reverse)

An excellent example of the Art Moderne style, the Conley School provides a sharp contrast to the Colonial and Georgian Revival styles that dominated the survey area in other school designs of the same period.

George H. Conley (1853-1905) was born and educated in Lowell and attended Holy Cross College. He served Lowell schools until 1886 when he became a member of the Board of Supervisors of the Boston Public Schools. In 1904 Conley was appointed School Superintendent, a position he held until his death.



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	<u>  x  </u>	Religion	_____
Architectural	<u>  x  </u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

The firm of William W. Drummey Inc. should be a topic of further study.  
The Boston firm, listed in city directories from 1924-1933 and 1939-1941, reportedly designed the Capitol Theatre in Arlington (1925).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for further study.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Mass. COPAR, Directory of Boston Architects

School Volunteers for Boston, Inc. Names of Boston's Public Elementary and Middle Schools: Their Origin. 1980.

Building Permits - Original permit not located.

ADDRESS 325 Poplar St. COR. Hillburn

NAME

present

original

MAP No. 11N / 7ESUB AREA Metropolitan Hill - BeechDATE 1896

permit

source

ARCHITECT L.H. Walkins

permit

source

BUILDER Alexander Rogers

permit

source

OWNER Sarah A. Rogers

original

present

PHOTOGRAPHS 32 - 2/3\*, 2/4, 2/5, - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) two plus atticDOF Hip cupola -- dormers gable (pedimented)MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/viny  
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION: 2 1/2-st. Colonial Rev. house. Square massing, 3 x 3 bays.  
Tiers of corner pilasters carry secondary cornice over 1 and modillion cornice over 2. Center side-lit entry framed by pilasters. 1-st., 1-bay entry porch w/ clustered columns, turned balustrade on 2; turned balustrade on 1 extends full width of facade. Bowed 3-window bay w/ pilasters over entry; pilasters repeated in paired window gabled dormers. Swags in relief panel beneath tripartiteEXTERIOR ALTERATION minor moderate drastic Siding, Storm windowsCONDITION good fair poor LOT AREA 11,570 sq. feetNOTEWORTHY SITE CHARACTERISTICS Landscaped corner lot.

## SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): window on 2, W side. 1-st. rear porch w/ turned posts.

## (Map)

A high-style example of the Colonial Revival, this house is comprised in its architectural integrity by aluminum siding, first applied in 1964. Many of the house's ornamental details, however, appear to survive.

The house was designed by L.H. Walkins, about whom nothing is known to date.

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>    </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>    </u>				

Significance (include explanation of themes checked above)

Alexander Rogers, the builder, was a carpenter who is listed in city directories as living at the corner of Poplar and Hillburn prior to the construction of this house.

325 Poplar Street is a prominent house at the eastern end of Poplar Street, where single-family homes predominate. Poplar Street was laid out by ca. 1820 as the road to Dorchester, territory later annexed to Hyde Park in 1868. The irregular, low-lying route skirts two hills, one being Metropolitan Hill to the southwest.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Atlases: 1884, 1896, 1905, (Boston)





ADDRESSES Poplar Street 1-7 to 49 (Odd)  
and Irving Adams Park  
 MAP NO. 12N/6E SUB-AREA Village-Lower Washington  
 DATES c.1890-1940 atlases & permits  
source  
 PHOTOGRAPHS 40 - 2/4, 3/1\*; 41 - 1/1, 1/2\*  
42 - 5/4\*, 5/5, - 89

STREET PATTERN Straight - one block between South Street and Washington Street

TOPOGRAPHY Level

VISTAS Cummins Highway across park to east; Washington Street north and south

USE Commercial TYPE Stores and offices

MATERIALS Brick, wood and aluminum siding STORIES 1 - 2½

ROOFS Hip, flat

BUILDING PLACEMENT Closely spaced, forming nearly continuous street wall on  
north side; open at park length of block on south side.

SET BACK None, buildings at sidewalk

ARCHITECTURAL STYLE(S) Early 20th century commercial, vernacular

EXTERIOR ALTERATION siding, storefronts EXTERIOR CONDITION Good

DEMOLITION/INTRUSIONS None

#### SIGNIFICANCE (cont'd on reverse)

One of the original streets in Roslindale Village, Poplar Street displays a variety of building heights and materials along the street wall. Like Corinth Street in the village, Poplar Street attained its present character in the early 20th century.

The western end of the street has the earliest buildings at #33-37, 41-43 and 49. The 2½ story frame block at #49 (1891) with hipped roof and cross gable wall dormers is an anomaly on this street, which is dominated by brick and stone facades. A notable block at #41-45, once the Roslindale Department Store, has maintained its original appearance with brick corbelled cornice and a band of windows above the storefront. Also noteworthy is a recently rehabilitated block at #9-15 with stone cornice and recessed storefront entries.

(continued on reverse)

## SIGNIFICANCE (cont'd)

Charles Wise of Amherst Street, a city councilman, built a row of one-story frame stores on the site of the present Adams Park in the late 1890s. The row, which included a two story building at the south Street end, housed the Village's first movie theatre and public lunch room. The park was also the site of Taft's Tavern, an important meeting place in the early history of Roslindale and West Roxbury. The land was purchased by the city in 1917 and the park named after Irving W. Adams, reportedly the first Massachusetts man killed in World War I. He was a Roslindale resident and attended the Longfellow School.



TREES AND PLANTINGS Trees at sidewalk along north side; park is landscaped with trees, shrubs and pedestrian paths.

FENCING Iron fence around park.

ART

OTHER Recommended for inclusion in Roslindale Village National Register historic district.

BIBLIOGRAPHY Building Permits. Maps & Atlases: 1858 (norfolk); 1874 (Suffolk) 1884, 1896, 1905, 1914, 1924 (Boston); 1929, 1950 (Boston Sanborn)

Letter to Editor re: Irving Adams Park. Parkway Transcript, IX(2/23/39) p.

Boston 200 neighborhood Series Roslindale, 1975.







ADDRESSES 5 through 19 (odd) Potomac St.

MAP NO. 12N/3E SUB-AREA Highland

DATES 1929 permits  
source

\*PHOTOGRAPHS 10-4/2, 4/3, 4/4\*, 4/5\* -89

STREET PATTERN Straight two block street between and parallel to Lagrange and Mt. Vernon Streets; this form for south side - first block

TOPOGRAPHY Street is level; set into SE decline from Mt. Vernon to Lagrange St.

VISTAS NW to Vermont St.; SW to houses on lagrange St. below.

USE residential TYPE single family bungalows.

MATERIALS wood STORIES 1½

ROOFS gable

BUILDING PLACEMENT Houses centered on regular lots.

SET BACK Uniform, about 10 feet from sidewalk.

ARCHITECTURAL STYLE(S) Vernacular, Colonial Revival influence.

EXTERIOR ALTERATION siding/porches EXTERIOR CONDITION good-fair

DEMOLITION/INTRUSIONS none

#### SIGNIFICANCE (cont'd on reverse)

This row of eight bungalows constitutes a typical speculative housing development in West Roxbury in the early decades of the 20th century. These narrow bungalows were well-suited to the dimensions of small lots and offered people of most means an alternative to two-family housing. Developers MacIsaac and Daniel McLeod were contractors and West Roxbury residents.

A small side street, Potomac Street was laid out between two distinctly different residential developments. Mt. Vernon St. on a ridge to the east is a mid-19th century through the early 20th century. To the west below Lagrange Street was a large ca. 1875 subdivision by Temple & Perham which received only a scattering of late 19th-century single-family homes; the vast majority of the area's houses date to the first half of the 20th century. Development of the area to the north, single-family houses from Vermont St. to Brook Farm Rd., was spurred by construction of the VFW Parkway in the late 1930's.



## SIGNIFICANCE (cont'd)

Architect Albin F. Brodin, who resided at 10 Hadwin Way in the Mt. Hope section of Roslindale, designed #5,7, and 9 Potomac Street and possibly others. Little is known about Brodin's career. He was architect of a number of 20th-century homes in the survey area, including 112 Manthorne St. (1913, see form) and 18 Pomfret St. (1926) in West Roxbury, and a row of seven brick single-family houses on American Legion Highway (ca. 1934, see form) in the Mt. Hope section of Roslindale.

The bungalow with the most original detail, #1, is also in the poorest condition. These plain houses are 1 1/2-stories with gable roofs and 2-bay facades, one bay consisting of a triple window and the other a gable-roof entry porch with columns. Sash is generally 4 or 6/2, and windows in gable ends are single or paired. All the houses are built into an incline and therefore have high foundations at the rear. Alternations include shed roof dormers on side elevations and enclosed porches. Brier Road (see form) near Bellevue Hill is another street with bungalows of the same period.

TREES AND PLANTINGS all yards defined at sidewalk with either fences (chain link or ornamental iron) or shrubs

FENCING \_\_\_\_\_

ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits. City directories.

maps and atlases: 1874 (Suffolk Co.); 1884, 1896, 1905, 1914 (Boston);

1929, 1950 (Boston Sanborns)



ADDRESS 43 Prospect Ave., COR. Sherwood St.

NAME \_\_\_\_\_  
present original

MAP No. 12N/7E SUB AREA Mr Hope

DATE 1858 - ca. 1874 maps and stlases  
source

ARCHITECT \_\_\_\_\_  
source

BUILDER \_\_\_\_\_  
source

OWNER Elias T. Bowthorpe (1874)  
original present

PHOTOGRAPHS 29 - 4/\*, 5/1, 5/2, 5/3 - 89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) \_\_\_\_\_

NO. OF STORIES (1st to cornice) one plus attic

ROOF mausard cupola -- dormers pedimented gable

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone \_\_\_\_\_ concrete iron/steel/alum.

BRIEF DESCRIPTION: 1 1/2-st. mansare cottage. 2 x 2 bays. Bracketed bay windows w/ dentil cornices in 2nd bays on S (facade) and E sides. Entry in later glass-enclosed porch, also w/ brackets and dentil cornice, wrapping SW corner. Plain frieze, cornerboards. Pedimented hoods on dormer windows, molded cornices over single windows. 2/2 sash.

EXTERIOR ALTERATION minor moderate drastic \_\_\_\_\_

CONDITION good fair poor \_\_\_\_\_ LOT AREA 5895 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Hedges along Prospect Ave. and  
Sherwood St. sides of property.

SIGNIFICANCE (cont'd on reverse)

This mansard cottage, an excellent example of its type, is representative of the first phase of residential development that had begun outside Roslindale village before the community's 1874 annexation to Boston as part of the town of West Roxbury. In 1874, Elias T. Bowthorpe, a pianoforte finisher who resided on Poplar Street near Washington, owned all of the [subdivided] lots in this block of Prospect Avenue between Sycamore (formerly Albion) St. and Sherwood (formerly Hancock) St. Prospect

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	<u>x</u>	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

Street was laid out ca. 1870 through the northern end of th Ezra Conant property, which had been subdivided into 30 house lots in 1869.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1858 (Norfolk); 1874 (Suffolk)  
Boston city directories.  
Suffolk Deeds.





ADDRESS 55 Redlands Road COR. near Centre Street

NAME present original

MAP No. 12N/4E SUB AREA Highland

DATE 1914 permit  
source

ARCHITECT Krindgen? (illegible on permit)  
source

BUILDER Robert J. Thomas permit  
source

OWNER Robert J. Thomas permit  
original present

PHOTOGRAPHS 3-1/4, 1/5, 2/1\*-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

OF gable cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

# BRIEF DESCRIPTION

2½-st. Colonial Rev. house, brick chimney S side piercing eaves. Side gable, projecting facade gable in end bay, cut-away on 1. Wide frieze, gable returns. 2-bay porch of battered wood posts on stone piers; picket balustrade on 2 and lattice work below 1. 6/1 sash.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 5275 sq. feet

NOTEWORTHY SITE CHARACTERISTICS one of highest sited houses on street of  
predominantly mid-20th-century houses; incline down to Centre Street

## SIGNIFICANCE (cont'd on reverse)

This house was constructed during the rapid development of the eastern section of Highland in the first quarter of the 20th century, when the last of the old estates, specifically the Weld estate, were subdivided.

Robert J. Thomas was a carpenter who resided at 2012 Centre Street, West Roxbury. Nothing is known about the architect.

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/	<u>    </u>	Science/	<u>    </u>
The Arts	<u>    </u>	settlement	<u>    </u>	invention	<u>    </u>
Commerce	<u>    </u>	Industry	<u>    </u>	Social/	<u>    </u>
Communication	<u>    </u>	Military	<u>    </u>	humanitarian	<u>    </u>
Community/	<u>    </u>	Political	<u>    </u>	Transportation	<u>    </u>
development	<u>    </u>				

Significance (include explanation of themes checked above)

The house has a late 19th-century appearance compared to the bungalows and Craftsman-inspired styles that predominated in this section of Highland.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1884, 1896, 1905, 1915 (Boston).  
Boston city directories.



ADDRESS 95 Redlands Road COR. near Schirmer Road  
NAME present original  
MAP No. 13N/4E SUB AREA Highland  
DATE 1914 permit  
source  
ARCHITECT H. R. Duffie permit  
source  
BUILDER Richard Duffie permit  
source  
OWNER W. F. Freeman  
original present  
PHOTOGRAPHS 3-1/1\*, 1/2, 1/3-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)  
NO. OF STORIES (1st to cornice) one plus attic  
OF gable cupola -- dormers --  
MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION  
1½-st. gable-front bungalow w/ cross-gable on W side, overhanging eaves, triangular knee braces (brackets) in gable end. Brick chimney pierces eave S side. 3-bay, center-entry facade. Full-width integral porch w/ shingled posts and picket balustrade. Paired windows in cross gable and oriel (attic window) on facade.  
EXTERIOR ALTERATION minor moderate drastic storm door and sash  
CONDITION good fair poor LOT AREA 5000 sq. feet  
NOTEWORTHY SITE CHARACTERISTICS house achieves prominence due to height over street  
rather than set-back; raised rubblestone wall at sidewalk

SIGNIFICANCE (cont'd on reverse)

Typical of houses constructed during rapid residential development at the eastern end of Highland in the first quarter of the 20th century, 95 Redlands Road was owned by Warren F. Freeman. Freeman was a real estate agent with offices at 18 Tremont Street in downtown Boston and 1785 Centre Street in West Roxbury; he resided at 100 Theodore Parker Road, three blocks from this house. Roslindale architect Harold Duffie made a major contribution to the development of Highland and other



Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/	<u>    </u>	Science/	<u>    </u>
The Arts	<u>    </u>	settlement	<u>    </u>	invention	<u>    </u>
Commerce	<u>    </u>	Industry	<u>    </u>	Social/	<u>    </u>
Communication	<u>    </u>	Military	<u>    </u>	humanitarian	<u>    </u>
Community/	<u>    </u>	Political	<u>    </u>	Transportation	<u>    </u>
development	<u>    </u>				

Significance (include explanation of themes checked above)

parts of the survey area. Duffie maintained office on Robert Street and later Belgrade Avenue from the 1910s through the 1940s. His designs were occasionally built by his brother (?), Richard Duffie, as is the case here. Harold Duffie designed one and two-family houses on Weld and Fletcher Streets, as well as Theodore Parker Road, Halford, and Orchard Hill Roads during the period.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Maps and atlases: 1896, 1905, 1914, 1924 (Boston).

BPL Fine Arts Dept., Architects file.

Boston city directories.

ADDRESS 75 Robert St. COR. near South Walter St.

NAME present original

MAP No. 12N/6E SUB AREA Centre - South

DATE 1895 permit  
source

ARCHITECT P.M. Brown permit  
source

BUILDER P.M. Brown source

OWNER Mary J. Brown  
original present

PHOTOGRAPHS 37 - 6/1, 6/2\*, 6/3, -89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) One plus attic

ROOF gambrel cupola -- dormers shed

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 1 1/2-st. Colonial Rev. house. Side gambrel w/ cross-gambrel center bay flanked by shed-roof dormers in lower slope. Molded cornice. Enclosed polygonal porch on 1 containing entry w/ 2-light sidelights and triple window, balustrade on 2. Paired windows in ornamented surround on Robert St. side. 1/1 and 2/2 sash.

EXTERIOR ALTERATION minor moderate drastic Storm door and sash

CONDITION good fair poor LOT AREA 5440 sq. feet

NOTEWORTHY SITE CHARACTERISTICS House oriented to corner - shallow front lawn W/ large tree at sidewalk.

SIGNIFICANCE (cont'd on reverse)

This Colonial Revival house is architecturally significant in the survey area for its unique massing and orientation to the corner rather than the street. The westerly orientation suggests that the site of 79 Robert Street (1900, see form) was originally the front lawn of this house before the Brown family built the second house on the corner.

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	<u>  x  </u>	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Philip M. Brown was an architect/builder active in the residential development of Roslindale in the late 19th century. He constructed single-family houses on Newburg Street and 2-family houses on Birch, Faquhar, Prospect, and S. Fairview Streets in the 1890's. Brown also built the Colonial Revival style house at 79 Robert Street (see form) in 1900.

A stable on this property was razed in 1918.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

BPL Fine Arts Dept., Architects File.

maps and atlases: 1884, 1896, 1905 (Boston).



ADDRESS 79 Robert St. COR. S. Walter St.NAME \_\_\_\_\_  
present originalMAP No. 12N/6E SUB AREA Centre-SouthDATE 1900 permit  
sourceARCHITECT A.A. Brown permit  
sourceBUILDER P.M. Brown permit  
sourceOWNER P.M. Brown  
original presentPHOTOGRAPHS 37 - 7/1\*, 7/2, 7/3, - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) two plus atticROOF Hip cupola -- dormers Hip (center dormer)MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Colonial Rev. house. 3-bay facade, center entry flanked by 2-st. bowed bays. Overhanging eaves, wide frieze, modillions, thin corner pilasters. Gabled 1-st. 1-bay entry porch w/ square posts; entry has 12-pane sidelights. Modified Palladian window w/ keyed and blind fan over entry on 2, triple window in hipped dormer. Wide window heads intact on 2 and E window on 1. 2/1 sash. Lateral gabled wing W side w/ secondary entry.

EXTERIOR ALTERATION minor moderate drastic Storm door and some sashCONDITION good fair poor LOT AREA 44 35 sq. feetNOTEWORTHY SITE CHARACTERISTICS House set close to street on prominent corner site - roof visible from E. end of Robert St.

## SIGNIFICANCE (cont'd on reverse)

79 Robert Street is noteworthy as a two-family house designed to look like a single-family dwelling. The wide eaves on this Colonial Revival house suggest the influence of Prairie style architecture.

A. A. Brown appears to have been a relative of Philip Brown, owner and builder of the house. Nothing is known of the career of the architect. Philip M. Brown was an architect/ builder active in the residential development of Roslindale in the late 19th century. He constructed single-family houses on Newburg Street and

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

2-family houses on Birch, Faquhar, Prospect, and S. Fairview Streets in the 1890's. Brown also built the gambrel-roofed Colonial Revival house at 75 Robert Street (see form) in 1895.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

BPL Fine Arts Dept., Architects File.

maps and atlases: 1884, 1896, 1905 (Boston).

ADDRESS 67 Robin St. bt. Park and  
COR. Wren StreetsNAME present originalMAP No. 10N/5E SUB AREA Bellevue HillDATE 1899 permit  
sourceARCHITECT Dabney & Haywood permit  
sourceBUILDER C. Leamond permit  
sourceOWNER Frank A. Kamp  
original presentPHOTOGRAPHS 16- 7/4, 7/5\* -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) two plus atticDOF Hip cupola conical dormers HipMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st., transitional Queen Anne/Colonial Rev. house. Asymm. facade, 3-st. round tower w/ conical roof N corner, domical roof capping 2-st. polygonal bay W corner. Cross-hip projection w/ recessed balcony at attic over center sidelit entry. Brick end-wall chimney through cross gable SW side. Molded cornice. 1-st. full-width porch wrapping N and W corners, center entry, clustered supports. Mix of 6/2 and 6/6 sash intact. 2 rectangular surrounds flanking bay window centered

EXTERIOR ALTERATION minor moderate drastic Storm sashCONDITION good fair poor LOT AREA 13,935 sq. feetNOTEWORTHY SITE CHARACTERISTICS Most prominent house on street ofpredominantly post-war/contemporary suburban houses - set on incline taking full advantage of view down Bellevue Hill.

SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): on facade contain elliptical and multi-pane windows respectively.

This sprawling house is an excellent example of the transition from the Queen Anne to Colonial Revival. The asymmetrical facade, corner towers, and wrap-around porch are typical of Queen Anne design, but the emphasis on the center-entry, bay window, recessed balcony--and the suggestion of balance through the use of two corner projections point to the onset of the Colonial Revival.

Robin Street is near the summit of Bellevue Hill, and the sitting of the house affords sweeping views to the north and west. This upper part of Bellevue Hill



Moved; date if known ----

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>      </u>	Science/ invention	<u>      </u>
The Arts	<u>      </u>	Industry	<u>      </u>	Social/ humanitarian	<u>      </u>
Commerce	<u>      </u>	Military	<u>      </u>	Transportation	<u>      </u>
Communication	<u>      </u>	Political	<u>      </u>		
Community/ development	<u>  x  </u>				

Significance (include explanation of themes checked above)

was first laid out in the early 1880's as a subdivision by William B. Blakemore, a large landholder and key figure in the development of this section of West Roxbury. The house was built for Frank A. Kamp, a professional (possibly stockbroker or lawyer) whose business address was 53 State Street in Boston. Kamp's house falls in the second wave of house construction (mid-1880's through 1890's) that transformed West Roxbury into a premier suburban community by the early 20th century.

The Boston firm Dabney & Haywood designed a number of public and commercial buildings in downtown Boston, including the Exchange Club (1892), Warren Chambers, and Trinity Court. The firm's principal, William Dabney (1855-1897), was likely already deceased by the time 67 Robin Street was designed.

In 1930 West Roxbury architect Oscar A. Thayer designed a new chimney and small interior rooms in the house.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

City directories.

maps and atlases: 1874 (suffolk Co.); 1884, 1896, 1905 (Boston).

BPL Fine Arts Dept., Architects file.

ADDRESS 32 Rockland Street COR. top of Schiller Road

NAME present original

MAP No. 7N/3E SUB AREA Spring-upper Wash.

DATE bt. 1884 and 1896 atlases  
source

ARCHITECT source

BUILDER source

OWNER William Ratcliffe (1896)  
original present

PHOTOGRAPHS 20- 3/3, 3/4, 3/5\*-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

OF gable cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2½-st. gable-front and wing house in vernacular late Italianate style. 3-bay facade, end-bay entry marked by large scroll brackets at overdoor. Bracketed bay window on 1, paired brackets at cornice. 2/2 sash. 2-st. side porch on lateral wing, E side.

EXTERIOR ALTERATION minor moderate drastic siding

CONDITION good fair poor LOT AREA 18,958 sq. feet

NOTEWORTHY SITE CHARACTERISTICS house has deep setback compared to other houses on street; large lot with large side yard on east side.

# SIGNIFICANCE (cont'd on reverse)

The house at 32 Rockland Street is noteworthy for its scale and setback in Germantown, where smaller houses are generally built closer to the street. Buildings on Rockland Street are among the earliest extant buildings at Germantown, one of West Roxbury's early villages. Germantown experienced its greatest growth following the construction of a trolley line down Grove Street in the 1890s.

William Ratcliffe, the owner of the house in the

Moved; date if known           --          

Themes (check as many as applicable)

Aboriginal	<u>          </u>	Conservation	<u>          </u>	Recreation	<u>          </u>
Agricultural	<u>          </u>	Education	<u>          </u>	Religion	<u>          </u>
Architectural	<u>  x          </u>	Exploration/	<u>          </u>	Science/	<u>          </u>
The Arts	<u>          </u>	settlement	<u>          </u>	invention	<u>          </u>
Commerce	<u>          </u>	Industry	<u>          </u>	Social/	<u>          </u>
Communication	<u>          </u>	Military	<u>          </u>	humanitarian	<u>          </u>
Community/	<u>          </u>	Political	<u>          </u>	Transportation	<u>          </u>
development	<u>          </u>				

Significance (include explanation of themes checked above)

late 1890s, is listed in city directories as a cardigan jacket manufacturer with home and business addresses on Rockland Street. A separate factory building is not known to have existed on this property.

Further research is needed to determine Ratcliffe's role in the Germantown and larger West Roxbury community.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits--no original permit found.

Maps and atlases: 1858 (Norfolk); 1874 (Suffolk); 1884, 1896, 1905, 1914 (Boston) Boston city directories.



ADDRESS 95 Rockland St. Near Schortmanns Terrace  
 Chapel of St. Mary  
 NAME St. Roger St. Lukes Church  
present original

MAP No. 7N/4E SUB AREA Spring/upper Wash.

DATE 1874-1889 Maps, atlases  
source

ARCHITECT source

BUILDER source

OWNER Evangelical German Lutheran Church  
original present

PHOTOGRAPHS 20- 5/1\*, 5/2, 5/3, -89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
 (non-residential) Church

NO. OF STORIES (1st to cornice) one plus --

JOF Gable cupola tower/pyramidal dormers ----

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
 (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 1-st. gable-front structure w/ lateral clipped-gable wing  
 (3 x 5 bays). Stone foundation. 2-tier square tower at juncture of wings,  
 double-door entry at base. Gable returns intact on wing, boxed on facade.  
 Storms over colored glass window in gable end.

EXTERIOR ALTERATION minor moderate drastic siding

CONDITION good fair poor LOT AREA 8460 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Small lot with building set close  
to street

### SIGNIFICANCE (cont'd on reverse)

This modest structure is significant for its associations with Germantown, a settlement located south of the intersection of Grove and Washington Streets on the Boston-Dedham line. Like West Roxbury Village and Spring Street, Germantown was an established community in West Roxbury by the 1870's, though its residents appear to have been more closely associated with East Dedham than with West Roxbury and Boston

The Congregational church of Dedham Center reportedly built the chapel on Rockland Street as a Sunday School, white continuing to hold weekly services

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>    </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>    </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>    X    </u>				

Significance (include explanation of themes checked above)

at Dedham Center. About that time, in October 1892, German Lutherans began meeting at the home of Robert King of Dedham, and one year later the first Lutheran congregation in East Dedham was organized. When members of the newly established St. Luke's parish began to search for an appropriate building site for a church, the Congregationalists offered the Rockland Street chapel in West Roxbury, which was sold to the Lutherans for \$1200 in 1893. Most of the church's members lived in East Dedham.

Little is known about the Germantown settlement, a topic that must be researched in conjunction with development of East Dedham. German immigrants and their descendants reportedly came to the shows scattered settlement in Grove St. vicinity; by 1874 houses were built on the present Rockland and Birchwood Streets and other land was platted for sale.

A building permit of 1917 records the extension to the west side (gable front section) of the building for a Sunday school. The architect/builder was Harry Trefry of 10 Perham St., West Roxbury.

The building, owned by the Eastern Mennonite Board of Missions and Charities in the late 1960's, is now occupied by a Catholic sect.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk CO.); 1873 (West Roxbury); 1874, 1884, 1889, 1896, (Boston)  
Wurl, F.C. "Missionary to New England." Journal of the New England Lutheran Historical Society, & (Spring 1989), pp7-9  
West Roxbury Historical Society.





ADDRESSES 2-24 (even), 11-29 (odd) Ruskin Street

MAP NO. 13N/3E SUB-AREA Highland

DATES 1893-ca. 1900 permits, atlases  
source

PHOTOGRAPHS 4-4/1\*, 4/2-4/5; 35-4/3\*, 4/4, 4/5,  
6/1\*, 6/2-6/4-89

STREET PATTERN one-block side street between Weld and Corey Streets, two major  
arteries through Highland section of West Roxbury

TOPOGRAPHY level

VISTAS dead-end views to Weld and Corey Streets

USE residential TYPE single-family

MATERIALS wood shingles, clapboards STORIES generally 2½

ROOFS gable, hip

BUILDING PLACEMENT regular; houses have large side yards

SET BACK uniform, approx. 15 feet

ARCHITECTURAL STYLE(S) Colonial Revival, Craftsman detailing

EXTERIOR ALTERATION siding, storm sash EXTERIOR CONDITION good

DEMOLITION/INTRUSIONS

#### SIGNIFICANCE (cont'd on reverse)

(Map)

Ruskin Street and the adjacent Pomfret Street are typical 1890s subdivisions of single-family houses in the Highland section. Developer of both streets appears to have been Jason S. Bailey, who resided in a large house (demolished) at the corner of Corey and Grayfield Streets nearby.

Most of the houses on Ruskin Street are variants of the Colonial Revival style. At least three houses, including #2, 12, and 19, were designed by William Dykeman for Bailey and built in 1893. Dykeman was a Boston architect and later a partner of James Murray, another locally prominent Boston-based architect. A high-style Colonial Revival house at #11 (1898, J. W. Beal, architect) is notable for its five-bay, center-entry facade, glazed entry surround with elliptical fanlight, pedimented gable dormers, Palladian window, and front and side porticos; however, a second-story sleeping porch addition on the south side mars the symmetry of the facade.



SIGNIFICANCE (cont'd)

Ruskin Street was laid out between two of the oldest roads in the upper Highland section, Corey Street and Weld Street.

TREES AND PLANTINGS manicured lawns; hedges and shrubs at houses

FENCING none

ART none

OTHER Recommended for inclusion in Corey Street National Register  
historic district.

BIBLIOGRAPHY Building permits. BPL Fine Arts Department, Architects file.  
Maps and atlases: 1884, 1896, 1905, 1914 (Boston).



ADDRESS 4 Rutledge St. COR. Park St.

NAME present original

MAP No. 11N/4E SUB AREA Bellevue Hill

DATE ca. 1855 Maps, visual  
source

ARCHITECT source

BUILDER source

OWNER J.F. Kingsbury (1858)  
original present

PHOTOGRAPHS 15- 4/2, 4/3, 4/4\* -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

DOF gable cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. center-gable Italianate house. Wide overhanging eaves and paired brackets at cornice. 3-bay, center-entry facade, full-length windows w/ molded surrounds on 1 flanking boxed double-door entry. Window hoods on 2: bracketed segmental arch over entry flanked by bracketed straight hoods. Wheel window w/ hood mold in center gable. Round-headed windows in side gables only orn. side windows. 1-st. full-width porch: square \*\*

EXTERIOR ALTERATION minor moderate drastic Boxed entry, replacement doors.

CONDITION good fair poor LOT AREA 14,618 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Corner lot w/ mature trees at Park St.

# SIGNIFICANCE (cont'd on reverse)

\*\*BRIEF DESCRIPTION(CONT.): posts, turned balusters, dentil cornice, brackets.

## SIGNIFICANCE:

The house at 4 Rutledge Street is one of the best detailed examples of the Italianate style observed in the survey area. Owned by members of the Kingsbury family from the mid-19th through the early 20th century, this house represents the first phase of suburban development in West Roxbury, generated by improved transportation to Boston via commuter railroads and a horse-drawn

Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>  X  </u>	Exploration/ settlement	<u>      </u>	Science/ invention	<u>      </u>
The Arts	<u>      </u>	Industry	<u>      </u>	Social/ humanitarian	<u>      </u>
Commerce	<u>      </u>	Military	<u>      </u>	Transportation	<u>      </u>
Communication	<u>      </u>	Political	<u>      </u>		
Community/ development	<u>  X  </u>				

Significance (include explanation of themes checked above)

streetcar line linking West Roxbury with Dudley Street Station in Roxbury (1856).

J.F. Kingsbury and Charles E. Kingsbury, two owners of the house, worked in downtown Boston as a broker and clerk, respectively. Charles Kingsbury was the first warden of Emmanuel Episcopal Church (Stratford Street, see form), organized in October 1892. The Kingsbury's appear to have been one of the early families to reside in the Bellevue Hill area; further research would determine the extent of the family's contribution to the development of West Roxbury.

Rutledge Street was known as Elm Street until the mid-1880's.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk Co.), 1874 (Suffolk Co.), 1884, 1896, 1905, 1914 (Boston)

Brookline, Jamaica Plain, and West Roxbury directory, 1873

Snelling, Rev. Samuel. "Emmanuel Church" The Church Militant,

V11 (Oct. 1904), pp.74



ADDRESS 16 Rutledge St. COR. Wren St.NAME present originalMAP No. 11N/4E SUB AREA Bellevue HillDATE 1892 permit  
sourceARCHITECT C.A. Russell permit  
sourceBUILDER C.A. Russell permit  
sourceOWNER Eleanor M. Atwood  
original presentPHOTOGRAPHS 15- 5/3, 5/4, 5/5\* -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) two plus atticDOF Cross gable cupola -- dormers Eye brow, shed.MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Queen Anne house, T-shaped plan. Cross-gable roof on main block w/one slope of facade gable extending to first floor overhang, N side. Asymn. Facade, entry in front gable, double window to N and bay window directly S. Polygonal oriel windows on 2. Large shed dormer N side, eyebrow dormer on facade. Fan-light in facade gable, rectangular attic window in shingled gable S side. Hipped 1-st. Porch w/ cross-gable pedimented\*\*

EXTERIOR ALTERATION minor moderate drastic Storm sash.CONDITION good fair poor LOT AREA 10,085 sq. feetNOTEWORTHY SITE CHARACTERISTICS Corner site- slight incline from road-  
trees on lot.

## SIGNIFICANCE (cont'd on reverse)

\*\* BRIEF DESCRIPTION (CONT.): entry and plain columns wrapping W and S sides of main block.

## SIGNIFICANCE:

This Queen Anne house incorporates elements of the Shingle Style, namely multi-level eaves and a minimum of surface ornament. The house was built for Eleanor M. Atwood, whose husband owned a large property bounded by Wren, Rutledge, and Bellevue Streets in the 1870's. The Atwoods apparently subdivided

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  X  </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>    </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>  X  </u>				

Significance (include explanation of themes checked above)

the property, building this house, another on Rutledge St. and 2 houses on Wren Street by 1896. All four houses were still owned by Eleanor Atwood until at least World War I.

C.A. Russell was active from the late 1880's to ca. 1905, designing a number of one to three-family houses in Roxbury, Dorchester, and Jamaica Plain. Russell maintained an office on Warren Street in Roxbury.

Rutledge St. was known as Elm St. until the mid-1880's

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Maps and atlases: 1874 (Suffolk Co.); 1884, 1896, 1905, 1914 (Boston)  
Boston Public Library Fine Arts Dept., Architects File.

ADDRESS 101 St. Theresa Ave Bt. Centre and  
COR. Quail Streets

NAME Roxbury Latin School  
present original

MAP No. 10N/4E SUB AREA Spring/upper Wash.

DATE 1926/1988 (addition) permit/Newsletter  
source

ARCHITECT Perry, Shaw & Hepburn  
Wm. Buckingham (addition) permit/newsletter  
source  
Leighton-Mitchell Co.

BUILDER Kennedy-Rossi (addition) permit/newsletter  
source

OWNER Trustees of the Grammar school in  
the easterly part of Roxbury.  
original present

PHOTOGRAPHS 17-1/4, 1/5\*, 2/2\*, -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) School

NO. OF STORIES (1st to cornice) two plus Additional story below  
grade (west side)

OF Gable cupola tent dormers gable (w. side only)

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick cast stone detailing concrete iron/steel/alum.

BRIEF DESCRIPTION : Georgian Rev. complex of 2 wings partially enclosing grassy courtyard. Polygonal 3-st. clock tower w/ cupola at junction of wings in W corner; secondary tower at ca. 1950 addition E end of S wing. Parapeted endwalls, projecting 1st floor on N and W sides of courtyard w/ Classical details in cast stone and wood. 12/12 or 15/15 wood sash; 3-st. projecting bays w/ 12/12 sash and wood surrounds on N elevation. Neo-Georgian addition\*\*

EXTERIOR ALTERATION minor moderate drastic \*\*(1988) at E end of N wing.

CONDITION good fair poor LOT AREA 34,310 sq. feet

NOTEWORTHY SITE CHARACTERISTICS 66 acre campus on long open hillside w/ academic  
bldgs clustered in wooded area at crest of hill. Athletic fields below.

SIGNIFICANCE (cont'd on reverse)



Seventh building of the Roxbury Latin School, established in 1645 by the Rev. John Eliot. A preacher and educator, Eliot founded the school while pastor of the First Church in Roxbury. Roxbury Latin is the oldest educational institution in continuous existence in North America. [Hale]



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	<u>X</u>	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

The focus of the schools' student population shifted from the easterly to the westerly part of old Roxbury by the early 1920's. A pending move from Kearsarge Ave. to Seaver St. in Roxbury was postponed while a search committee of trustees and alumni investigated relocating the school to West Roxbury. The success at that time of the nation's country day schools, which offered a program of athletics in addition to academics, prompted the committee to find a site that would accommodate playing fields.

In June 1922 the trustees purchased the former Richard Codman estate with the proceeds (\$78,000) from the sale of the school's Kearsarge Ave. and Seaver St. lots. Alumni accounted for over 90% of the \$465,000 pledged by January 1925 toward funding the new building and an endowment. Boston architectural firm Perry, Shaw & Hepburn won the design competition over six other firms. The school occupied the new building in 1927.

A ca. 1950 addition extended the south wing (containing an assembly hall) to the east with addition classroom space. The 1988 addition (Mary Rousmaniere Gordon Building) at the eastern end of the north wing added a new library, dining hall, and the Great Hall.

The school is an early work of Perry, Shaw & Hepburn (now Perry, Dean, Rogers and Partners). William G. Perry (b. 1883), a Boston native and graduate of Harvard and MIT, worked in the office of Shepley, Rutan & Coolidge before

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

\*\*SIGNIFICANCE (CONT.)

starting his firm in 1921. The firm designed a number of school facilities, including Dexter School in Brookline (ca. 1928), Houghton Library at Harvard (1945), and Aldrich Hall and Kresge Hall at Harvard Business School (1953). After the Roxbury Latin project, the firm went on to oversee the restoration of Colonial Williamsburg.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps, atlases. Building permits

Hale, Richard Walden, Jr. Tercentenary History of the Roxbury Latin School 1645-1945. Cambridge Riverside Press, 1946

Koyle, Geo. S., ed. Am. Architects Dictionary, 1st. ed. NY: Bowker Co., 1955.

"School Portfolio," "Architectural Record", 76 (August 1934), pp.88-112

"The Founders' Day Encaenia." Rox. Latin: The Newsletter, 40 (Jan. 89), pp. 4-8

ADDRESS 111 St. Theresa Ave COR Across from Latin Rd.

NAME	present	original

MAP No. 10N/4E SUB AREA Spring/upper Wash

DATE Mid-19th century? visual, maps  
source

ARCHITECT \_\_\_\_\_  
source

BUILDER \_\_\_\_\_  
source

OWNER	Roxbury Latin School
	original present

PHOTOGRAPHS 17-1/1\*, 1/2, 1/3-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) one plus attic

ROOF gable cupola -- dormers 2 front/2 rear triangular eyebrow dorms.

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 1 1/2-story Gothic Rev. cottage illustrating transition to Stick Style. Steeply pitched roof, overhanging eaves; twin int. brick chimneys. Clapboards on 1, vertical siding below eaves and in gable ends, corner boards. 3-bay, center entry facade; single-pile plan. Pent roofs on brackets over entry and windows on 1. 6/6 sash. 2 windows in each gable end, 2 triangular eyebrow dormers on both facade and rear.

EXTERIOR ALTERATION (minor) moderate drastic Storm door and sash.

CONDITION (good) fair poor LOT AREA 19 400 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Set back on modest lawn west of driveway

entrance to Roxbury Latin School

SIGNIFICANCE (cont'd on reverse)

This Gothic Revival-inspired cottage is particularly noteworthy for its wall surfaces and modest but articulated window detailing. Little is known about the building. Late 19th-century atlases do not record an owner's name for the building which suggest a property distinct from the Richard Codman estate, "In the Woods", immediately to the west. In the early 20th century, the cottage, still unnamed, is shown as part of the adjacent Codman

Moved; date if known 1933

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

property.

St. Theresa Avenue, formerly known as Cottage Avenue, was the location of some of West Roxbury's largest 19th-century estates. In addition to the Codman property, now the site of the Roxbury Latin School, were the estates of Israel G. Whitney and Mrs. Albert Crosby between Cottage Avenue and Lagrange Street. All three estates were developed in the early to mid-20th century.

The cottage at 111 St. Theresa Ave., which predates surrounding residential construction, may be a remnant of the estate era in this section of West Roxbury. Further research is needed to determine the building's age, original use, and connection, if any, to the surrounding estates.

A building permit issued in 1933 records that the cottage was moved back 40' from the new street line and a basement constructed.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk Co.), 1874 (Suffolk Co.)  
1884, 1896, 1905, 1914, (Boston)

Building Permits



BOSTON LANDMARKS COMMISSION Street Information Form No. RD 1013 Area Roslindale



ADDRESSES 1, 5, 7 Seymour Street

MAP NO. 11N/7E SUB-AREA Metro Hill/Beech

DATES ca. 1874-1909 atlases, permits  
source

PHOTOGRAPHS 30 - 3/1-3/4\*, 3/5, 3/6, 4/4\* 4/5\*,  
4/6 -89

STREET PATTERN two way side street between brown Avenue  
and Canterbury St.

TOPOGRAPHY Level St. in depression between Cummins Highway  
on incline to N and E and metropolitan Hill to W/SW

VISTAS Metro. Hill to SW, Sacred Heart Church to NE

USE Residential TYPE single family(#1,7) 3-fam.(#%)

MATERIALS Shingle STORIES 2½

ROOFS hip (#1,#7), gambrel (#5)

BUILDING PLACEMENT Regular - adjacent to these houses to E are  
brick apartment buildings that break with older lot configurations

SET BACK uniform, approximately 10 feet

ARCHITECTURAL STYLE(S) Victorian gothic/Queene Anne  
asbestos shingles

EXTERIOR ALTERATION on#1 seymour EXTERIOR CONDITION good to excellent

DEMOLITION/INTRUSIONS None

#### SIGNIFICANCE (cont'd on reverse)

These three houses are significant for their architectural design. Two, #1 and #7, are typical of late 19th-century residential construction found in this area of Roslindale between Poplar Street and Cummins Highway in the ~~(Map)~~ Ave. vicinity.

#1 and #5 are the earlier houses, apparently constructed between 1874 and 1884. Original building permits were not located for either house. Both houses are 2 1/2-stories with three-bay, center-entry facades and brackets at the cornice line. Each is distinguished by its Queen Anne/Stick Style detailing. The house at #1 has an intact bracketed entry porch with thin corner posts, and a three-tier central projecting bay rising up the Brown Ave. facade: square bay window on the 1st floor, similar window with supported by rafter-like brackets on the 2nd, and a balcony recessed in a clipped cross-gable at the attic level. The central projection is located on the facade of #7, rising from the clipped-gable and bracketed entry porch to a square bay on the 2nd floor and a gabled dormer with paired pointed-arch windows and vergeboards.

## SIGNIFICANCE (cont'd)

The later house at #5, a 3-family dwelling with asymmetrical facade designed by Edward Bailey in 1909, features overhanging eaves with exposed rafters, an attic Palladian window in the gambrel end over the entry, a polygonal attic window bay recessed in a curved shingle surround, and an entry porch with clustered columns on stone piers. This house has cross-gambrel elements at the side elevations.

Further research is needed on the two earlier houses, for their early ownership is unclear and atlases are not consistent with the physical evidence. #1 may have been owned by the Butler family, although the directory address suggests that the house's primary facade is on Brown Ave. rather than Seymour St. Lawrence Cleary, a plasterer living on Poplar Street, may have owned #7. The first owner of #5 was Patrick J. Gorman, an engineer who resided at 1 Seymour.

Seymour Street was known as Sharon Street as late as 1896.

TREES AND PLANTINGS single tree at sidewalk between #5 and #7.

FENCING chain link fences at street

ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits. City directories.

maps and atlases: 1874 (Suffolk Co.); 1884, 1896, 1905, 1924 (Boston).

#1 Seymour







ADDRESSES 45-65 (odd) Seymour St.

MAP NO. 11N/7E SUB-AREA Metro Hill/Beech

DATES ca. 1915-ca. 1925 permits, atlases  
source

PHOTOGRAPHS 31- 4/3, 4/4, 4/5\*, 4/6 -89

STREET PATTERN Straight block ending at curve near fork with  
Rome Street, east side.

TOPOGRAPHY level

VISTAS length of street, E to Hyde Park Avenue via Canterbury St.

USE residential TYPE triple deckers

MATERIALS shingle STORIES three

ROOFS flat

BUILDING PLACEMENT regular

SET BACK approx 10-15 feet; small front yards

ARCHITECTURAL STYLE(S) Colonial Revival Vernacular

EXTERIOR ALTERATION doors, sash EXTERIOR CONDITION good

DEMOLITION/INTRUSIONS none

#### SIGNIFICANCE (cont'd on reverse)

(Map)

Six triple-deckers at the eastern end of Seymour Street constitute the best-preserved of such houses on the street. This row is typical of triple-decker clusters seen throughout Roslindale, particularly on Washington Street, Belgrade Ave., Durnell Ave. (see street form), and in isolated instances on Hewlett and other streets. Construction of triple-deckers was one solution to the problem of housing a rapidly expanding population in Roslindale in the early decades of the 20th century.

Of the standard polygonal bay and paired-entry bay form, these houses generally have 2-story front porches with double-height square columns on the first and second level, and a balustrade at the third floor level. Among the earliest in the row is #45, designed in 1915 by G. P. Fallabella, a Boston architect, for Upland Associates. At least two houses, #57 and 65, were developed in 1925 by Charles Cronin with Alvin F. Brodin as architect. Cronin and Brodin collaborated



## SIGNIFICANCE (cont'd)

on other triple deckers on Belgrade Avenue (see street form) in 1927 and 1928. Brodin resided at 10 Hadwin Way in the Mt. Hope section of Roslindale, three blocks from these houses. He designed a number of 20th-century homes in the survey area, including 112 Manthorne St. (1913, see form), 18 Pomfret St. (1926), and bungalows on Potomac Street (see form) in West Roxbury, plus a row of seven brick single-family houses on American Legion Highway (ca. 1934, see form).

These six are part of a row of ten triple-deckers constructed between ca. 1915 and ca. 1925.

TREES AND PLANTINGS shrubs at houses and sidewalk

FENCING chain-link fencing between properties

ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits

maps and atlases: 1905, 1924 (Boston).



ADDRESS 68 Seymour St. COR. Rome St.

NAME Stephen M. Weld School  
present original

MAP No. 11N/8E SUB AREA Metro Hill/Beech

DATE 1894  
source

ARCHITECT Edmund Wheelwright permit  
source

BUILDER George G. Baker permit  
source

OWNER City of Boston  
original present

PHOTOGRAPHS 31- 5/1\* 5.2, 5/3-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) School, now elderly housing

NO. OF STORIES (1st to cornice) two plus  $\frac{1}{2}$  story and raised basement

ROOF hip cupola ----- dormers hip

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 7 x 4 bay Colonial Revival school. Heavy modillion and dentil cornice. Center entry in surround of Ionic pilasters, entablature, and keyed round-arch transcom. Elliptical windows flank entry, balance of windows on 1 and 2 in brick segmental-arch surrounds with stone keys and lintels. 2-st. rear wing similarly detailed.

EXTERIOR ALTERATION minor moderate drastic Door, window, sash replacement

CONDITION good fair poor LOT AREA 35,013 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Prominent corner site; building oriented away from SW corridor and Hyde Park Ave. to East.

# SIGNIFICANCE (cont'd on reverse)

The former Weld School is an outstanding example of a Colonial Revival institutional building. One of two primary schools in the Summer school district (the others being Florence Street near Roslindale village and Canterbury Street at Mt. Hope), Weld School was constructed in response to rapid residential growth at the eastern end of Roslindale in the late 19th century.

Weld School remained a public school until 1956, when Sacred Heart parish purchased

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	<u>x</u>	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

the building from the city for additional classroom space and renamed the structure St. Tarcisius School. The school was taken by eminent domain in 1965 for the Southwest Expressway transportation project. The project and the school's demolition never realized, the vacant building was vandalized in the late 1970's. Since then, the structure has been rehabilitated for elderly housing.

Edmund M. Wheelwright (1854-1912) was City Architect from 1891 to 1894. Born in Roxbury, he graduated from Harvard in 1876 and studied at MIT and the Ecole des Beaux-Arts until ca. 1881. Wheelwright worked for Boston architectural firms Peabody & Stearns and McKim, Mead & White before establishing his own practice in 1885. He later was a partner of Parkman B. Haven and Edward A. Hoyt. In private practice, Wheelwright designed Horticulture Hall (1900), New England Conservatory of Music (1903), and served as consulting architect for the Museum of Fine Arts, designed by Guy Lowell (1907).

As City Architect, Wheelwright designed a number of municipal buildings throughout the city, most notably the Park Street subway entrance on Boston Common and new buildings at Boston City Hospital. Weld School is Wheelwright's only known building extant in the survey area. Other local examples of his work, the first Shaw School on Hastings Street (1892) and the Parental School for Boys (1892-4), both in West Roxbury, as well as dormitories at the Boston State Hospital (ca. 1894), have been demolished. In 1901, the architect wrote a book on school architecture that featured the first Shaw School and Longfellow School on South Street (see form).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Rehabilitated early 1980's for elderly housing.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits. Atlases: 1884, 1896 (Boston).

Chandler, Francis W. Municipal Architecture in Boston. 1898

West Roxbury and Roslindale - Residential Suburbs. Souvenir ed. of

W. Rox. News ca. 1905 Tent to Temple: Sacred Heart Church, Roslindale M  
Diamond Jubilee, 1893-1968.

Withey. Bio. Dictionary of American Architects (deceased).



WELD SCHOOL  
SEYMOUR STREET  
RD 512



WELD SCHOOL AND HOUSES ON SEYMOUR AND ROME  
STREETS. NOTE STEEPLE OF SACRED HEART CHURCH  
TO LEFT. COURTESY SPNEA ARCHIVES.



ADDRESS South St. COR. Archdale Rd.

NAME Bussey Bridge  
present original

MAP No. \_\_\_\_\_ SUB AREA Centre - South

DATE 1887 date on bridge  
source

ARCHITECT \_\_\_\_\_  
source

BUILDER \_\_\_\_\_  
source

OWNER \_\_\_\_\_  
original present

PHOTOGRAPHS 24 - 4/2\*, 4/3, - 89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Rail Road Bridge

NO. OF STORIES (1st to cornice) -- plus ---

ROOF --- cupola --- dormers ---

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: iron truss bridge clad in stone carrying railroad tracks over  
South Street at Archdale Road. Panel at center of arch bears date "1887"

EXTERIOR ALTERATION minor moderate drastic \_\_\_\_\_

CONDITION good fair poor \_\_\_\_\_ LOT AREA \_\_\_\_\_ sq. feet

NOTEWORTHY SITE CHARACTERISTICS In landscaped setting with Arnold

Arboretum to W. and early 20th - century residential dev, t to E.

#### SIGNIFICANCE (cont'd on reverse)

The train accident at Bussey Bridge the morning of March 14, 1887 was described as the first major railroad disaster in the United States. Ironically, the accident is credited with providing the impetus for the first major suburban development of Roslindale and West Roxbury in the late 1880's and 1890's.

The ill-fated Boston-bound train on the Boston & Providence line had just left Roslindale Station when "all nine cars were hurled over a granite abutment into a 74-foot chasm opened by the collapse of the bridge. ...The strain that caused the collapse of the bridge was later found to have been brought about by



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	<u>x</u>
development	_____				

Significance (include explanation of themes checked above)

the weight of the passing engine, which left in its wake a slight depression that increased to the breaking point when the first car hit the bridge'."

"The bridge near the Arnold Arboretum was named after Benjamin Bussey, whose estate the Boston & Providence railroad bisected when laying the roadway. When the bridge was built, the railroad tried to change the location of the road so that South Street would pass under the bridge at right angles, instead of diagonally, thus shortening the span and dividing the stress and strain. This proposal was opposed by Harvard College, to whom Benjamin Bussey had willed his estate, because it would have meant the removal of a number of elm trees along the way'." [Richard Davis quoted in "Histo. of Roslindale"]

The cause of the crash was the result of faulty welding in the hangers of the iron truss on the western side of the bridge. The bridge had been rebuilt about ten years prior to the accident.

Many people who arrived to view the accident scene were attracted to Roslindale's beautiful landscape and eventually returned to build homes in the community. The Bussey Bridge disaster precipitated a major wave of homebuilding in Roslindale in the late 19th century.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for individual National Register Listing and designation as a Boston landmark.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Roslindale Hist. Society (David P. and Judith C. Kunze).

"A Short History of Roslindale." ca. 1975.

Boston 20C Neighborhood series. Roslindale. 1975.

"The Bridge Builder Talks" Boston Herald, mon. March 14, 1887, p. 8.



ADDRESS 644 South Street COR. Washington Street

NAME present original

MAP No. 13N/7E SUB AREA Centre-South

DATE c. 1865 maps, visual source

ARCHITECT source

BUILDER source

OWNER original present

PHOTOGRAPHS 24 - 3/5, 3/6\*, 4/1, 4/2 - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

ROOF hip cupola dormers cross-gable

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone Roxbury Puddingston concrete iron/steel/alum.

# BRIEF DESCRIPTION

Two story Italianate house. Hipped roof with center-gable wall dormer, brick interior end chimneys, bracketed cornice. 3 x 2 bays, center entry with glazed double door and full-length 5 pane sidelights. Paired windows, separated by mullions, 2/2 sash, intact in some openings on 1 and 2; remaining single windows contain 6/6 sash. Fanlight in gable.

EXTERIOR ALTERATION minor moderate drastic storm sash, some window replacement

CONDITION good fair poor LOT AREA 6079 sq. feet

NOTEWORTHY SITE CHARACTERISTICS House has deeper setback than others on street.

## SIGNIFICANCE (cont'd on reverse)

DESCRIPTION (cont.) Contrasting stone in window lintels, sills and corner quoins.

SIGNIFICANCE A well-preserved example of Civil War era construction in the Italianate style, 644 South Street is an important residential building in the survey area, and is distinguished from all surrounding construction in style, materials and period.

(continued on reverse)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

The circumstances of the house's construction are unclear. The house appears on the 1874 atlas of Suffolk County as part of the Benjamin Bussey estate but not on the 1858 Norfolk County map, which suggest a probable date of construction in the 1860s. Bussey willed his large farm to Harvard College in 1842 for the purpose of establishing an agricultural school. As a result of subsequent bequest by James Arnold, the university established the Arnold Arboretum on a large portion of the property when it became available to the college c.1873. It appears that the house may have been built by one of Bussey's heirs prior to the property's transfer to Harvard. Although this section of South Street was never included in plans for the Arboretum, Harvard retained ownership of the land on the street until the early 20th century, when the property was subdivided for residential development.

Surrounding multi-family houses, all of frame construction, date primarily to c.1915-30. The house at 644 South Street is likely one of the oldest houses in the survey area and merits additional investigation.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Further study is needed - this house is most likely eligible for individual listing on the National Register of Historic Places.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

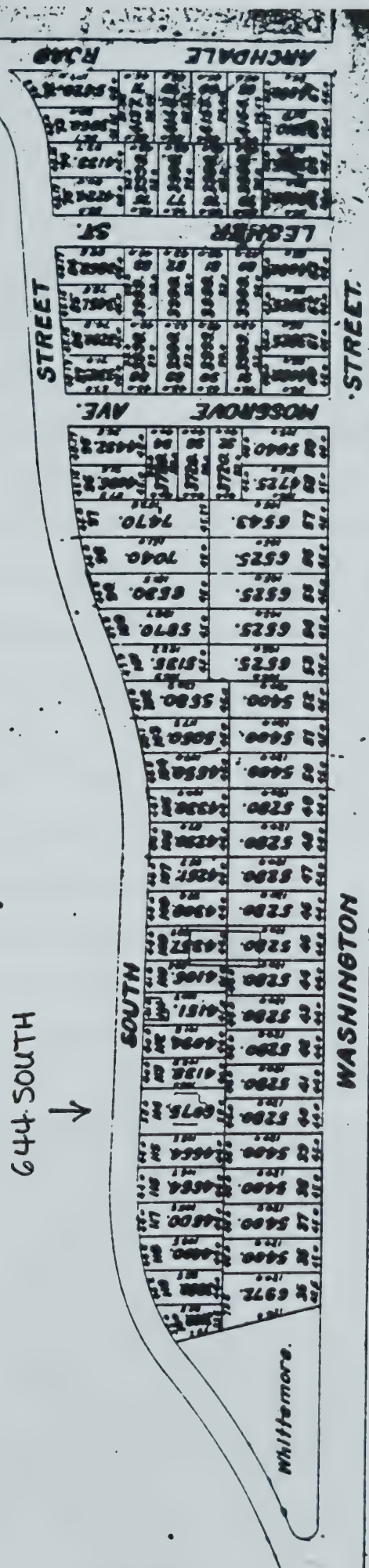
Maps and Atlases: 1858 (Norfolk); 1874 (Suffolk County);  
1884, 1896, 1905 and 1914 (Boston)

Raup, Hugh M. "Notes on the Early Uses of Land now in the Arnold Arboretum," Arnold Arboretum, Harvard University, Bulletin of Popular Information, 3 (December 23, 1935).





644 SOUTH  
↓



W.C. Bates, C.E.  
Jamaica Plain, Jan. 15, 1914.  
Scale 60 ft. to an inch.

1914 PLAN OF SUBDIVISION,  
SUFFOLK DEEDS 3787/161.





ADDRESSES 814-870 (even) and 825-871 (odd) South Street

MAP NO. 12N/6E SUB-AREA Centre-South

DATES ca. 1880 -1925 permits, atlases  
source

PHOTOGRAPHS 38 -1/1-1/5, 2/1-2/5\*, 3/1, 3/2, -89  
39 -4/4, 4/5, 5/1 -5/3\*, 5/4, 5/5-89

STREET PATTERN Curved two-way segment of south street running SE to NW between  
Roslindale Village Commercial area and Walter St.

TOPOGRAPHY Northwesterly incline from village to Walter St.

on Southerly slope of Hill cresting at Fairview & Ashfield St.

VISTAS From E. end of Street, spire of Sacred Heart Church visible to SE

USE residential (institutional) TYPE 1, 2, family houses, Churches

MATERIALS clapboards, shingle, siding STORIES 1½-2½

ROOFS gable, hip, gambrel

BUILDING PLACEMENT Regular from Walter to Brookfield St. with larger  
house and lots at E. end beyond Brookfield \*Westerly orientation of 865-7?

SET BACK Most houses 10-15 feet (approx.)

ARCHITECTURAL STYLE(S) Colonial Revival, Early 20th vernacular, late Gothic Re

EXTERIOR ALTERATION siding, window EXTERIOR CONDITION fair to excellent  
sash

DEMOLITION/INTRUSIONS none

### SIGNIFICANCE (cont'd on reverse)

(Map) Though close to commercial development at Roslindale village, this section of South Street between Walter Street and the Roslindale station remained largely undeveloped until the early 20th century. Subdivision of th Skinner estate on the hill to the north began in the mid-1880's but had little effect on South Street. the Basto property, which extended from Fairview Street nearly to Tappan Street, remained intact until at least 1905. On the south side, subdivision of the Williams and Pearce estates, at the east and west ends respectively, occurred in the mid- to late 1880's.

Development of this section of South Street began in earnest in the 1890's, concurrent with a boom in Roslindale's population and the area's transformation into a commuter suburb of Boston. In that decade, Roslindale Unitarian Church built a church on the south side of the street (1892, see form) and the City of Boston built the Longfellow School at the South St./Walter St. intersection (1897, see form). The street also includes approximately twenty



## SIGNIFICANCE (cont'd)

1- or 2-family houses, most in the Queen Anne or Colonial Revival styles.

The house at 865-867 South Street (photo) appears to predate others on the street. A large T-shaped dwelling with a cross-gable roof, the house has bracketed overhanging eaves, a fan window in the facade gable and Italianate round-arch hood molds on attic windows in the side gables. Entries with one-story bracketed porches are located on the side elevations near the rear lateral wing. Further research is needed to determine the construction date and early history of this house.

Other houses of note include a large Colonial Revival (#830) with intact carriage house at the southeast corner of South and Brookfield, and a massive though re-sided Colonial Revival (#818) with 3-story corner turret and rounded wrap-around porch at the southwest corner of South and South Fairview (photo).

Roslindale's Episcopal parish, Church of Our Savior, broke ground for a new stone church at the far eastern end of the street in 1916 (see form), and the Unitarian church built a parish house (see form) next to its church ca. 1923. The size and scale of the Unitarian structures are in keeping with the surrounding residential developmeht, whereas the Episcopal church at the end of the street is a larger structure taking full advantage of its prominent site.

The portion of South Street at the railroad crossing was discontinued in 1897.

TREES AND PLANTINGS varied plantings primarily at houses

FENCING picket and chain link fences at sidewalk - some stone retaining walls at W end of street, N side.

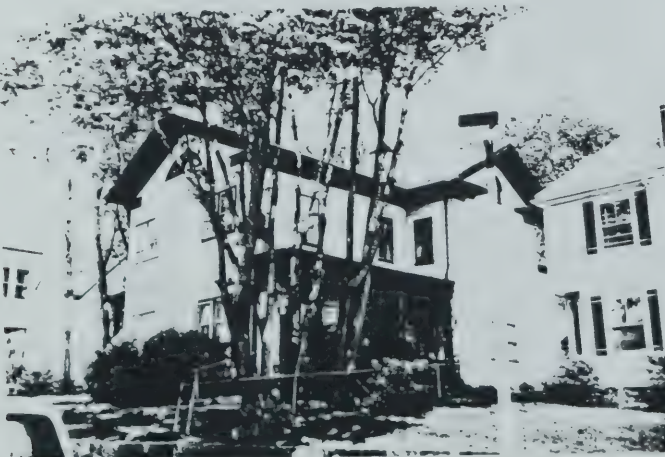
ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits.

maps and atlases: 1858 (Norfolk Co.); 1874 (Suffolk Co); 1884, 1896, 1904 1914, 1924 (Boston).

see also bibliographies for churches referenced.





VIEW WEST ON SOUTH STREET NEAR R&R STATION.  
COURTESY SPNEA ARCHIVES.





ADDRESS 814 South St. COR. S. Fairview/  
Boston School of  
 NAME Modern Languages / Church of our Saviour  
present original

MAP No. 12N/6E SUB AREA Centre/South

DATE 1916  
source

ARCHITECT Berry & Davidson Permit  
source

BUILDER Anthony Ceflo (Foundation Only) Permit  
source

OWNER Church of our Saviour / Modern Languages  
original present

PHOTOGRAPHS 39 - 4/4, 4/5\* 5/1 -89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
 (non-residential) Church later School

NO. OF STORIES (1st to cornice) one plus raised basement

JOF Gable cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
 (Other) brick stone Weymouth concrete iron/steel/alum.  
granite

BRIEF DESCRIPTION: 1-st. church, semi-irregular ashlar, approx. 2x7 bays.  
 Parapeted gable end walls (stone crosses at ridge), and cross-gable on  
 E side. Buttresses on S wall, alternating w/ tracery-filled pointed-arch  
 windows on side elevations. Belt course over basement and buttress caps  
 in contrasting stone. 1-st. stone portico w/ hipped roof, compound arch  
 portal E side. Secondary entry W side.

EXTERIOR ALTERATION minor moderate drastic Lexan on Stained glass windows

CONDITION good fair poor LOT AREA 11,540 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Prominent triangular lot on incline  
overlooking Roslindale Village commercial area to S.E.

SIGNIFICANCE (cont'd on reverse)

Designed to resemble "a typical 15th-century English country church"  
 (news clipping) the South St. building was the second home of the Church  
 of Our Savior. The mid-size institutional structure is a prominent land-  
 mark and an important visual transition between the scale of the Roslindale  
 Village commercial district to the east and the residential neighborhood

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>  X  </u>
Architectural	<u>  X  </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>    </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>  X  </u>				

Significance (include explanation of themes checked above)

to the north and west.

The Rev. John C. Hewlett, a missionary of the Episcopal diocese, led the first Episcopal service in Roslindale on Sept. 20, 1885. About 80 people attended the gathering in Association Hall on South St. First known as St. Paul's, the mission changed its name to Church of Our Savior in March 1888. Shortly thereafter Deacon (later Rev.) Archibald Codman took over the mission.

Rev. Codman (d. 1891) was elected the first rector of the New parish, organized May 21, 1889. Boston architect Clarence Blackall designed the Shingle Style church (1889, demolished) at the corner of Albano St. and Atherton Ave. in the Metropolitan Hill area. Rapid growth of Roslindale and the Episcopal parish in the 1890's prompted construction of a larger church. The parish purchased the South St. lot near Roslindale Village at the urging of then-rector Rev. Phillips Osgood, who believed the first church to be poorly located. Groundbreaking for the new 400-seat church took place Nov. 19, 1916. The parish sold the Albano St. church in May 1925.

The congregation worshiped in the lower church (completed 1918) for about 3 years. Construction of the upper church was delayed for unknown (possibly

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building Permits.

Archives of the Episcopal Diocese of Massachusetts, Boston.

Lamb, Virginia. "The Episcopal Church of our Saviour, Ros., Mass"

Our Saviour Newsletter, Dec. 1983

"50th Anniversary of Church of our Saviour Reveals interesting Parish History." Parkway Transcript, X (July 6, 1939, pp. 3 and 7

Item in: The Church Militant, xiv (Jan, 1912), p. 13.

ADDRESS 814 South Street, RoslindaleNAME Boston School of Modern LanguagesSIGNIFICANCE (continued)

financial) reasons. A building inspector noted on the original 1916 permit "2/15/22 - No work has been done here for the past two years, the basement has been roofed over and I have no knowledge of intended resumption of the work." The cornerstone for the upper church was laid November 6, 1926 and the church opened for Easter Sunday services in 1929.

Church of Our Savior suffered a severe decline in enrollment after World War II. By 1979, the congregation numbered fewer than 50 people, and weekly services were held at the much smaller Bethlehem Lutheran Church (see form) on Clifftondale Street. The parish sold the church to the Boston School of Modern Languages in 1981, and ceased operation as an active parish in November 1987.

Born and educated in Boston, J. Lawrence Berry (1875-1913) worked in the office of noted church and school architect Francis R. Allen. Continuing in the employ of Allen and Collins when that firm organized in 1904, Berry became a full partner in 1926. He appears to have collaborated with Harry E. Davidson of Boston on the design of Church of Our Savior, although no formal connection between the two men have been established. Berry also designed the parish house for Emmanuel Church, for which he was a vestryman in 1924.







ADDRESS 850 South St. COR. near Tappan St.  
St. Mark of Ephesus / Roslindale Unitarian  
 NAME Orthodox Church / Church (parish house)  
present original

MAP No. 12N/6E SUB AREA Centre-south

DATE 1916 permit  
source

ARCHITECT James S. Hutchinson Permit  
source

BUILDER  
source

OWNER Roslindale /  
Unitarian Church/  
original present

PHOTOGRAPHS 38-1/2, 1/4, 1/5, 2/1\* - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
 (non-residential) church

NO. OF STORIES (1st to cornice) 1 plus attic

JOOF gable cupola --- dormers gable

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
 (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 1 1/2-st. gable-front church, end-wall chimney bisecting 4-bay facade and piercing roofline. Random rubble chimney and facade w/ buttresses on 1; stuccoed side elevations, w/ decorative half-timbering in gable end. Projecting gabled entry portico in stone and stucco. 2 windows w/ 2/2 sash in gable end, 3 dormers each side. Secondary entrance in 1st bay of facade. Window lintels and sillsstone on facade, wood elsewhere.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 16,052 sq. feet

NOTEWORTHY SITE CHARACTERISTICS site and building of modest scale, compatible with  
surrounding residential neighborhood

# SIGNIFICANCE (cont'd on reverse)

This small church, which displays elements of the Tudor style grafted onto the bungalow form, was built as a parish house for the Roslindale Unitarian Church.

The first Unitarian service in Roslindale was held Sunday, March 3, 1889 in Association Hall on South Street. Rev. C. F. Dole of the First Congregational Church (Unitarian) of Jamaica Plain led the worship. Subsequent weekly services were conducted by ministers from the First Parish Church in West Roxbury, who

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	<u>x</u>
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

preached at their home church in the morning and Roslindale in the afternoon.

Construction of the parish house nearly twenty-four years after the dedication of the church next door (852 South Street, see form) reflects the church's expanding services in the early decades of the 20th century, fueled in part by the congregation's growth as residential areas to the north and west especially were quickly developed.

In 1962, Roslindale Unitarian Church merged with its parent West Roxbury congregation under a new name, the Theodore Parker Unitarian Church (see form). The former parish house was probably converted into a church by the fundamentalist Christian group that owned the building in the late 1960's and 1970's. The Greek Orthodox Church has owned and occupied the building since 1979.

Little is known about the training or practice of James Hutchinson. He designed several houses in the survey area, including 45 Orchard Hill R., 142 and 146 Tyndale St., 149 Mt. Vernon St., and 37 Pelton St. Hutchinson shared an office at 101 Tremont St. with James Murray, a locally prominent architect and area resident, in the years prior to World War II. Both men's names appear on building permits for 2398-2400 Centre St., and 47 and 49 Woodlawn St. Their presumed partnership ended at an unknown date; building permits show Hutchinson with an office in East Dedham in 1921.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Boynton, Rev. Richard W. "Ten Years of Unitarian work in Roslindale."

sermon preached sunday, Mar. 18, 1900. reprinted from Roslindale News.

Perry, Allan. "Follow Trail Blazed by Theodore Parker." The Boston Herald, Sun., Mar. 2, 1941, p. 5

Unitarian Universalist Assu. Archives, Boston.





ADDRESS 852 South St. COR. near Tappan St.  
St. Anna's Orthodox / Roslindale  
 NAME Church / Unitarian Church  
present original

MAP No. 12N/6E SUB AREA Centre-South

DATE 1892 permit  
source

ARCHITECT Edwin J. Lewis Jr. permit  
source

BUILDER J. H. Whittekind permit  
source

Roslindale  
 OWNER Unitarian Church  
original present

PHOTOGRAPHS 38-2/2, 2/3\*, 2/4-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
 (non-residential) church

NO. OF STORIES (1st to cornice) 1 plus attic

DOF cable cupola --- dormers cable

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
 (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 1 1/2-st. side-gabled church. 5-bay facade w/ projecting entry portico E side, secondary entry w/ pedimented hood on brackets W side. Random-course stone on 1 w/ buttresses at portico; stucco in gable ends. Band of triple windows bt. entries; above these, 3 gabled dormers w/ recessed lancet arches.

EXTERIOR ALTERATION minor moderate drastic cabled wood on 2nd entry not original

CONDITION good fair poor LOT AREA 11,052 sq. feet

NOTEWORTHY SITE CHARACTERISTICS modestly scaled site and building compatible with surrounding residential neighborhood

SIGNIFICANCE (cont'd on reverse)

Now serving Greek Orthodox parishes, the former Roslindale Unitarian Church and adjacent parish house at 850 South St. (see form) are a pair of modestly scaled institutional buildings distinct from but in harmony with surrounding late 19th and early 20th - century residential construction. The church in particular illustrates the adaptation of the bungalow house form for religious purposes.

The Roslindale church had its roots in the First Parish Church of West Roxbury (formerly the Second Parish of Roxbury), then worshipping in a

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	<u>x</u>
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

meeting house near Central (now Bellevue) Station, now the site of Holy Name Church (1689 Centre St., see form). The parish served residents of both Roslindale and West Roxbury until the first Unitarian service in Roslindale was held Sunday, March 3, 1889 in Association

Hall on South Street. Rev. C.F. Dole of the First Congregational Church (Unitarian of Jamaica Plain led the worship. Subsequent weekly services were conducted by ministers from the West Roxbury church, who preached at their home church in the morning and Roslindale in the afternoon.

The Roslindale church took shape under the direction of the Rev. A.M. Haskell, who had succeeded Theodore Parker as pastor of the First Church cornerstone was laid November 28, 1892. Rev. Haskell died in February, 1893, eight months before the church's completion and dedication.

In 1962, Roslindale Unitarian Church merged with the parent West Roxbury congregation under a new name, the Theodore Parker Unitarian Church (see form). A fundamentalist Christian group that owned the building in the late 1960's and 1970's continued its use as a church. The Greek Orthodox Church has owned and occupied the building since 1979.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

SIGNIFICANCE (CONT.):

Edwin J. Lewis Jr. (1859-1937), a Roxbury native, completed an architecture course at MIT in 1881 and then worked as a draftsman for Peabody & Stearns. Although Lewis is known to have designed a large number of houses in the Ashmont Hill section of Dorchester beginning in the late 1880's, he did not start a practice under his own name until the 1890's. Lewis is said to have designed more than 35 churches in the U.S. and Canada, among them the second Unitarian Church in Boston. He maintained offices at 9 Park St. for more than 40 years.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits. BPL Fine Arts Dept., Architects file.

Boynton, Rev. Richard W. "Ten Years of Unitarian Work in Roslindale." Sermon preached Sun., March 18, 1900. Reprinted from Roslindale News.

Perry, Allan. "Follow Trail Blazed by Theodore Parker." The Boston Herald, Sun., March 2, 1941, p. 5

Unitarian Universalist Assn. Archives, Boston.

Witney, Bio. Dict. of Am. Arcts. (deceased).





ADDRESS 942 South Street COR. Walworth Street

NAME present original

MAP No. 12N/5E SUB AREA Centre-South

DATE 1896 - c.1905 atlases  
source

ARCHITECT source

BUILDER source

OWNER Seriah Stevens (1905)  
original present

PHOTOGRAPHS 36 - 1/2\*, 1/3, 1/4 - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus attic

ROOF hip cupola dormers gable on facade

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2½ story Colonial Revival house. Brick interior chimneys. 3 x 2 bays, center entry flanked by sidelights and topped with elliptical fanlight. Projecting portico with clustered corner columns, giant 1 story columns flanking portico support pedimented forntispiece with keyed fanlight and tracery. Molded cornice with dentils, narrow frieze, Ionic corner pilasters. Architrave surrounds on windows, replacemnt sash, tripartite window over entry.

EXTERIOR ALTERATION minor moderate drastic window sash replacement

CONDITION good fair poor LOT AREA 10,916 sq. feet

NOTEWORTHY SITE CHARACTERISTICS residential property with front and side yards

across Walworth Street from Fallon Field.

# SIGNIFICANCE (cont'd on reverse)

This house and the adjacent Colonial Revival house at 950 South Street are among the few large, single family houses of their period extant at this end of the street, serving as a gateway to Roslindale village from residential neighborhoods to the west.

An early pwmer of the hose was Seriah Stevens, a physician whose office apparently was in his home. The architect of the house is currently unknown.



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and Atlases: 1884, 1896, 1905 (Boston)

Boston city Directories.



ADDRESS 950 South Street COR. near Walnut Street

NAME present original

MAP No. 12N/5E SUB AREA Centre-South

DATE 1896 Permit source

ARCHITECT James Murray Permit source

BUILDER Thomas Condon Permit source

OWNER James Dowling original present

PHOTOGRAPHS 36 - 1/5, 2/1\*, 2/2 - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Now medical offices

NO. OF STORIES (1st to cornice) 2 plus attic

DOF Hip cupola - dormers Hip

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 story Colonial Revival house. Bracketed eaves, dentil cornice wide frieze with decorative bosses at corners, corner pilasters with egg and dart molding on capitals. Center entry flanked by 2-story rounded bays. Wide projecting portico, bracketed cornice, clustered corner columns, balustrade on 2. Palladian window, multi-pane upper sash over entry on 2. Architrave window surrounds. 6 over 1 sash intact in dormers.

EXTERIOR ALTERATION minor moderate drastic Replacement sash in most windows

CONDITION good fair poor LOT AREA 9510 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Large lot with manicured lawn located west of Fallon Field

# SIGNIFICANCE (cont'd on reverse)

(Map) One of the best detailed houses of its type on South Street, 950 South is an excellent example of the Colonial Revival Style. James Dowling owned a number of house lots at this end of South Street between Walter and Centre Streets in the late 19th and early 20th centuries. Development of this part of the street and immediate vicinity largely dates to the same period. The Boston Directory for 1896 does not list Dowling, who may have been a real estate developer. It is not clear whether Dowling resided at this address.  
(continued on reverse)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

James Murray, a Boston-based architect, played a significant role in the residential development of Roslindale and West Roxbury. Active from the 1890s through the 1930s, Murray designed primarily one and two family dwellings, although his most outstanding work in Roslindale is the Roslindale Congregational Church (1894, see form) on Cummins Highway. His house designs, which include 903 South Street (1899, see form), are generally variations on the Colonial Revival style.

The building has, reportedly, housed medical offices since the 1930s.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building Permits

Maps & Atlases: 1874 (Suffolk); 1884, 1896, 1905 (Boston)

Boston City Directories



ADDRESS 669 South Street COR. Washington StreetNAME Boston Edison SubStation  
present originalMAP No. 12N/7E SUB AREA Centre-SouthDATE 1911 permit  
sourceARCHITECT Bigelow & Wadsworth permit  
sourceBUILDER Geo. B.H. Macomber Co. permit  
sourceOWNER Boston Electric Illuminating Co.  
original presentPHOTOGRAPHS 24 - 3/2\*, 3/3, 3/4 - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) distributing stationNO. OF STORIES (1st to cornice) one plus raised basementROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION neo-Classical distributing station, 1 story with raised basement.  
Parapet wall, molded cornice, wood secondary cornice over basement, belt course over 1. Five bay facade, 3 keyed and arched window openings flanked by rectangular openings, all either infilled or reduced in size. Double doors in keyed segmental arch flanked by rectangular windows in basement.EXTERIOR ALTERATION minor moderate drastic original window openings infilledCONDITION good fair poor LOT AREA 35,353 sq. feetNOTEWORTHY SITE CHARACTERISTICS landscaped corner site screened by chain-link fence  
at South Street-Washington Street intersection.

## SIGNIFICANCE (cont'd on reverse)

The Boston Edison Substation is an important example of an industrial building in Roslindale in the neo-Classical style. However, the brick infill on all five primary windows on the facade and the 1967 installations of smaller windows in three of the openings compromises the building's architectural integrity.

Roslindale substation is historically significant as the first in the nation to be fully operated by Women during World War I, a time when women assumed traditionally male jobs during personnel shortages. The last male operator at the substation was removed on July 5, 1918. The thirty female operator

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	<u>X</u>
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

trainees proved so successful that their posts continued after the war.

Bigelow and Wadsworth is the successor firm to Winslow and Bigelow, which handled all Edison Illuminating Company construction, most notably the Edison office building at 25-39 Boylston Street in downtown Boston (1906, addition 1922). Henry Forbes Bigelow (1867-1929) a leading architect in Boston for many years, studied architecture at MIT and worked for Winslow and Wetherell beginning in 1888, eventually becoming a partner in that firm. Following the death of both principals, Bigelow took Phillip Wadsworth into partnership in 1900. Bigelow associated with the design of the Hotel Touraine, the Parker House, the Board of Trade Building and other major buildings in downtown Boston. Among commission of Bigelow and Wadsworth were the addition to the Boston Athenaeum (1915), and the Beacon Street (c.1917) and Chauncey Street (c.1920) stations for Boston Edison.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Boston Edison Calendar in BLC files.

Withey. Biographical Dictionary of American Architects (deceased).

BPL Fine Arts Department, ARchitects file.

Inventory forms for 25-39 Boylston Street #TH-CBD 418, Central Business Survey, BLC.



BOSTON LANDMARKS COMMISSION Street Information Form No. RD 1015 Area Roslindale



ADDRESSES South Street 735-737 to 749 (odd)  
732-738 to 760 (even)

MAP NO. 12N/6E SUB-AREA Village-Lower Washington

DATES c.1896-c.1940 Atlases & permits  
source

PHOTOGRAPHS 42 - 2/3-2/5\*, 3/1, 3/2\* - 89

STREET PATTERN Two blocks curving west from Washington Street

TOPOGRAPHY Level, toward incline at railroad embankment at west end of street.

VISTAS Length of street; across railroad tracks to west; Washington St. to east

USE Commercial TYPE Stores and offices

MATERIALS Brick, Clapboard and Concrete STORIES 1 - 2½

ROOFS Flat, gable.

BUILDING PLACEMENT Closely spaced along south side forming continuous street wall;  
More detached buildings along north side.

SET BACK None - buildings at sidewalk.

ARCHITECTURAL STYLE(S) Early 20th century, Commercial vernacular

EXTERIOR ALTERATION Storefronts EXTERIOR CONDITION Fair to Good

DEMOLITION/INTRUSIONS New bank at west end near railroad

#### SIGNIFICANCE (cont'd on reverse)

The segment of South Street passing through Roslindale Village commercial area is a mix of late 19th through mid-20th century construction.

The most prominent building on the street is located at the corner of Birch near the Roslindale Station, 756 South Street (1896) is a large 2-story frame block retaining a modillion cornice, wide frieze, corner pilasters on the second story, 2 over 2 sash and recessed storefront entries. The building permit notes that the block was built by Henry A. Wood of Addington Road, Brookline. The block was rehabilitated in 1988.

Adjacent to the frame block is the most architecturally significant brick blocks on the street, #754, built between 1898 and 1905. This building has a boldly scaled bracketed cornice and brick corner quoins framing a rounded bay window on the second floor. Portions of the original storefront intact behind late 20th century signage include corner pilasters with wood capitals and egg & dart molding, and a molded secondary cornice over the storefront.



## SIGNIFICANCE (cont'd)

"South Street Crossing" was the original name of the Village and surrounding community before the postal district of Roslindale was established on March 15, 1870. The railroad tracks crossed South Street at grade directly north of the frame block at #756. That portion of the street was discontinued in 1897; the railroad passes over a pedestrian tunnel linking the commercial area with residential development to the west (see street form).

TREES AND PLANTINGS None

FENCING None

ART None

OTHER Recommended for inclusion in Roslindale Village National Register historic district.

BIBLIOGRAPHY Building Permits

Maps & Atlases: 1858 (Norfolk); 1874 (Suffolk Co.)

1884, 1896, 1905, 1924 (Boston); 1929,  
1950 (Boston Sanborns)



At Walter St. between

ADDRESS 885 South St. COR. Farquhar and Hewlett Sts.NAME Longfellow School  
present originalMAP No. 12N/6E SUB AREA Centre - SouthDATE 1897, ca. 1914 (addition) Wheelwright, atlases  
sourceARCHITECT Walker & Kimball Wheelwright  
sourceBUILDER \_\_\_\_\_  
sourceOWNER City of Boston  
original presentPHOTOGRAPHS 37 - 3/1\*, 3/2, - 3/5, 4/1 - 4/3 -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) SchoolNO. OF STORIES (1st to cornice) Three (addition: two) plus 1/2 story  
1/2 story and raised basemen  
(addition: hip)DOF Hip cupola -- dormers GableMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION: School of two main blocks. Original hipped block (South St.)  
3-1/2 st. on raised basement, square massing, 9 x 8 bays deep. Cast-stone string  
course over 1, brick pilasters and stone secondary cornice on 2, elaborate brick  
and stone gabled dormers on eastern section. Entry recessed in brick portico,  
Hewlett St. side. Connected 2 1/2-st. hipped block on Farquhar St., 9-bay facade.  
Grates over original sash; 3-st.EXTERIOR ALTERATION minor moderate drastic Steel fir escape structures.CONDITION good fair poor \_\_\_\_\_ LOT AREA 37,747 sq. feetNOTEWORTHY SITE CHARACTERISTICS Full Block site w/ fence at sidewalk  
enclosing school and paved play yards on south & Hewlett St. sides.

## SIGNIFICANCE (cont'd on reverse)

BRIEF DESCRIPTION (CONT.): Stone belt course beneath 1 and 2, center entry in  
stone surround w/ broken segmental pediment. Stone window surround w/ pilasters  
and elaborate scrolled pediment. Stone window surround w/ pilasters and elaborate  
scrolled pediment over entry. Generally 6/6 sash throughout.

(Map)

## SIGNIFICANCE

Longfellow school is the oldest school in continuous use in the survey area.  
Established to relieve overcrowding at the Summer School in Roslindale village,  
Longfellow School was inadequate in size by th time of its completion, for the



Moved; date if known           --          

Themes (check as many as applicable)

Aboriginal	<u>          </u>	Conservation	<u>          </u>	Recreation	<u>          </u>
Agricultural	<u>          </u>	Education	<u>  x  </u>	Religion	<u>          </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>          </u>	Science/ invention	<u>          </u>
The Arts	<u>          </u>	Industry	<u>          </u>	Social/ humanitarian	<u>          </u>
Commerce	<u>          </u>	Military	<u>          </u>	Transportation	<u>          </u>
Communication	<u>          </u>	Political	<u>          </u>		
Community/ development	<u>          </u>				

Significance (include explanation of themes checked above)

residential growth of the area between Roslindale village and Centre Street had outpaced building construction. The school first opened for classes on Sept. 9, 1887, and additional rooms were rented in the vicinity to accommodate the overflow. The Farquhar Street wing was constructed by 1914.

The school was named after noted American poet Henry Wadsworth Longfellow (1807-1882), a native of Portland, Maine. Longfellow, who lived most of his life in Cambridge, wrote "Paul Revere's Ride," "The Song of Hiawatha," and "The Village Blacksmith."

Architect of the 1897 block was the Boston firm of C. Howard Walker (1857-1936) and Thomas R. Kimball (1862-1932). A native of Boston, Walker returned to the city in 1884 after several years of touring Europe and Asia Minor. He started a practice, forming a partnership in 1889 with Kimball, a native of Omaha, Nebraska. The men established an office in that city when the firm was appointed official architect of the Trans-Mississippi Exposition in 1894. The partnership was dissolved by mutual consent in 1898, and Walker returned to practice in Boston. In 1919 his son, Harold D. Walker, joined the office, and the firm name was changed to Walker, Walker & Kingsbury in 1925. Among the commissions of father and son are Roslindale High School on Poplar Street (1922-1926, see form), and the Oliver Ditson Store on Boylston Street and British Consulate on State Street in downtown Boston.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for individual National Register Listing.

In June, 1989, the Boston School Committee voted to close Longfellow School as a cost-cutting measure.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits - no original permits for 1897 or ca. 1914 block located.

Atlases: 1884, 1896, 1905, 1914, 1924 (Boston)

Wheelwright, Edm. M. School Architecture. Boston: Rogers & Manson, 1901.

West Rox. and Ros. - Residential Suburbs. Souv. ed., West Rox News, ca. 1905

Names of Boston's Public Elementary and Middle Schools: Their Origin. Boston:

School Volunteers for Boston, Inc., 1980.

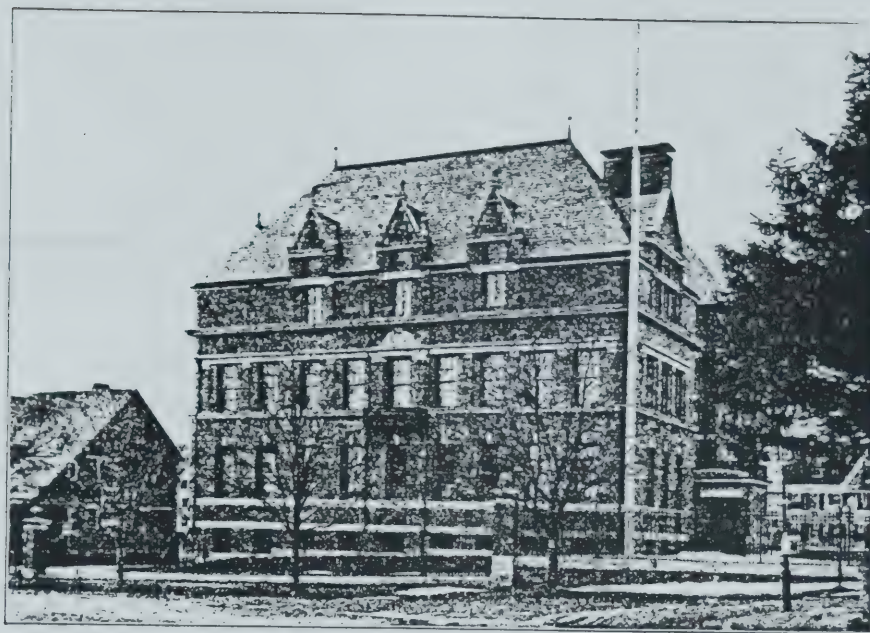
Witney. Bio. Dictionary of American Architects (deceased).



ADDRESS 885 South StreetNAME Longfellow SchoolSIGNIFICANCE (CONT.)

Former Boston city Architect Edmund M. Wheelwright noted in his 1901 book School Architecture: A General Treatise for the Use of Architects and Others, that the original block of the Longfellow School illustrates the "cart-wheel plan". This plan, in which classrooms are located at the outer corners of the building, made possible the lighting of classrooms on two sides while retaining the principal light from the left-hand side of the pupils. Wheelwright noted that the plan was seldom adopted, due to the disadvantages of either undesirable irregularity in the buildings's exterior design, or wasted space in building planning. The necessity of constructing the Farquhar St. addition is attributed to the booming population of primary school-age children in the neighborhood, rather than any shortcomings in the design of the original building.

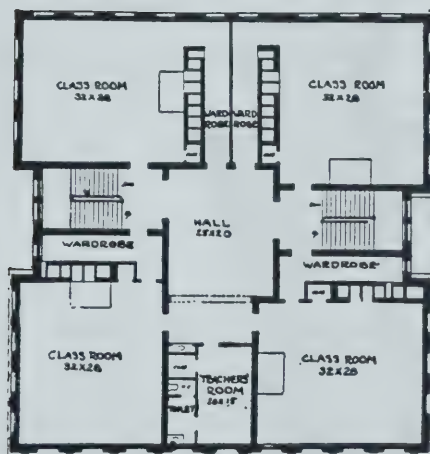




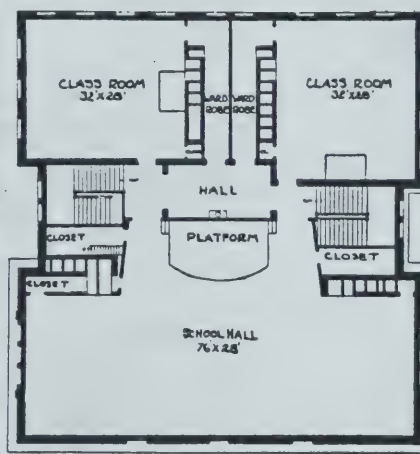
LONGFELLOW SCHOOL, BOSTON.

Walker & Kimball, Architects.

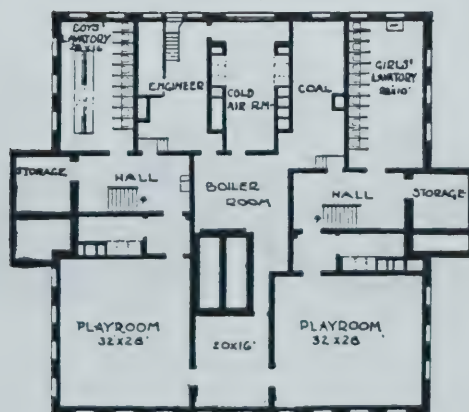
MAIN BLOCK OF LONGFELLOW SCHOOL  
SOURCE: WHEELWRIGHT, SCHOOL ARCH.



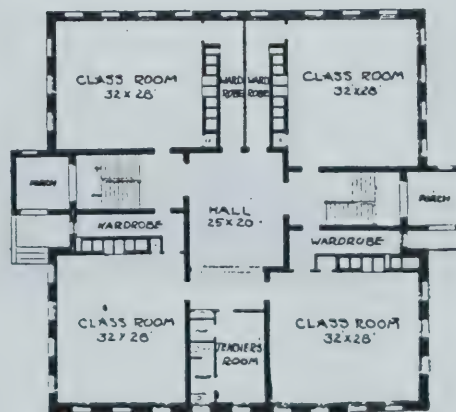
SECOND FLOOR PLAN.



THIRD FLOOR PLAN.



BASEMENT PLAN.



FIRST FLOOR PLAN.







FARQUHAR STREET ADDITION, LONGFELLOW SCHOOL  
COURTESY SPNEA ARCHIVES





ADDRESS 903 South St. COR. Fletcher ST.

NAME	present	original

MAP No. 12N/6E SUB AREA Centre-South

DATE 1899 permit  
source

ARCHITECT James Murray permit  
source

BUILDER T.R. Wills permit  
source

OWNER A.M. Celute

original	present
----------	---------

PHOTOGRAPHS 37 - 7/4\*, - 89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) one plus Second Story and attic

ROOF gambrel cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Colonial Rev. house. Cross-gambrel massing, 3-bay facade on 1, end-bay entry and single window at shingled porch wrapping NE corner. 1-st. bowed window at opposite end. Wide frieze over 1. Palladian window w/ multi-pane upper sash in gambrel end, paired attic windows w/ intact 6/1 sash in cross gambrel S side.

EXTERIOR ALTERATION    minor    moderate    drastic    window sash replaced

CONDITION good fair poor LOT AREA 6938 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Prominent site near juncture of

South, Robert, and Walter Streets.

SIGNIFICANCE (cont'd on reverse)

This Colonial Revival style house displays an affinity with the Shingle Style in its massive cross-gambrel roof, continuous shingle wall surface, and slight shingled window hoods. The house is also a good example of the cross-gambrel form in Roslindale.

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

James Murray, a Boston-based architect active from the 1890's through the 1930's, designed primarily 1 and 2-family dwellings in Boston's outlying neighborhoods, particularly Roslindale, West Roxbury, Jamaica Plain, and Hyde Park. His best known work in Roslindale is the Roslindale Congregational Church (1894, see form) on Cummins Highway, in which he displays his knowledge of the Shingle Style. Murray also designed a frame commercial block at 120-120 1/2 Park Street in West Roxbury (1911, see form). He worked briefly in partnerships with James Hutchinson, another locally prominent architect, ca. 1905 and William Dykeman ca. 1915.

T. R. Wills was likely a member of the Wills Bros. construction company, whose business address was Newburg Street in Roslindale. The firm is also associated with the construction of houses at 200 Beech Street (see street form) and 30 Farquhar Street (see form).

City directories yield no information on the original owner of the property.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

maps and atlases: 1884, 1896, 1905 (Boston).

BPL Fine Arts Dept., Architects File.

ADDRESS 961 South Street COR near Bradfield Ave.NAME present originalMAP No. 12N/5E SUB AREA Centre-SouthDATE 1858 -c.1873 atlases  
sourceARCHITECT sourceBUILDER sourceOWNER Ephraim Dudley ? (1873)  
original present

PHOTOGRAPHS

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) two plus atticROOF mansard cupola dormers gable (pedimented)MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION 2½ story Second Empire house. Slates intact on lower slope of roof. 3 bay center-entry facade. Bay windows flanking central portico and on side elevations on one. Pedimented dormers with recessed bases on facade three and sides (two on each). 1½ story frame rear ell with similar dormers. Two over two sash.EXTERIOR ALTERATION minor moderate drastic siding covers architectural detailsCONDITION good fair poor LOT AREA 6400 sq. feetNOTEWORTHY SITE CHARACTERISTICS Granite bollards at sidewalk entry to property -  
mature trees at house obscure facade.

## SIGNIFICANCE (cont'd on reverse)

While the addition of synthetic siding has compromised the architectural integrity of 961 South Street, the building is very significant as the largest mansard-roofed house observed in Roslindale. Other Roslindale dwellings in the Second Empire style are 1½ story cottages. This house likely represents the first phase of residential development that had begun outside Roslindale village before the community's 1874 annexation to Boston as part of the town of West Roxbury. This house predates

(continued)



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>  x  </u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>  x  </u>				

Significance (include explanation of themes checked above)

surrounding late 19th and early 20th century residential development that dominates this section of Roslindale north of the old Boston and Providence railroad tracks.

Ephraim M. Dudley, an insurance agent and mortgage negotiator, may have owned the house in the early 1870s. The Dudley family appears to have retained ownership through the early 20th century.

Further research is needed to determine a more precise date for the house and the circumstances of its construction.

A mansard-roofed stable on the property was razed in 1927.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and Atlases: 1858 (Norfolk Co.), 1874 (Suffolk Co.)

Brookline, Jamaica Plain and West Roxbury directory, 1873.

ADDRESS 963 South Street COR. Bradfield StreetNAME Russian Orthodox Church of the Epiphany  
present originalMAP No. 12N/5E SUB AREA Centre-SouthDATE c.1970s permits, atlases  
sourceARCHITECT \_\_\_\_\_  
sourceBUILDER \_\_\_\_\_  
sourceOWNER Russian Orthodox Church of the Epiphany  
original presentPHOTOGRAPHS 36 - 3/1, 3/2\*, 3/3 - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) ChurchNO. OF STORIES (1st to cornice) one plus clerestoryDOF hip and gable cupola onion dome dormers modified gambrelMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION 1½ story church, hipped roof with cross gable projection oriented to corner, turrets with onion domes at roof ridges. double-door entry with round-arched tympanum. Entry porches and side pavilions have modified gambrel roofs with exaggerated peaks, similar roofs on dormers of gabled projection. Triple windows with pointed-arch hoods over entry, round-arch tripartite windows in cross gables. Contrasting white brick used for ornament at corniceEXTERIOR ALTERATION minor moderate drastic line of main block.CONDITION (good) fair poor \_\_\_\_\_ LOT AREA 24,700 sq. feetNOTEWORTHY SITE CHARACTERISTICS Rectangular site with building oriented toward corner -  
hedges along South Street and chain link fence along side street.

## SIGNIFICANCE (cont'd on reverse)

The Russian Orthodox Church of the Epiphany is very distinctive, the only church of its type observed in the survey area. Research is needed, however, on the building's construction and the history of the congregation.

This corner lot, once a side yard for the house at 961 South Street, was vacant as late as 1950. Building Department records suggest that the church dates to the 1970s.

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	<u>X</u>
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and Atlases: 1874 (Suffolk); 1884, 1896, 1905, 1914, (Boston)  
1929, 1950 (Sanborns)



BOSTON LANDMARKS COMMISSION Street Information Form No. RD 1010 Area Roslindale  
(Jamaica Plain)



ADDRESSES Florian Street 90, 94, 96, 98 SEE FLORIAN ST.  
Southbourne Road 19, 21, 25 & 30-84 (even) FOR  
Wachusett Street 288, 296, 302 ORIGINAL

MAP NO. 13N/7-8E SUB-AREA Forest Hills

DATES 1912 permits source

PHOTOGRAPHS 28 - 2/1\*, 2/2-2/6, 3/1-3/3\*, 4/1-4/6  
5/3, 5/4\*, 5/5, 5/6 - 89

STREET PATTERN Curving block of Southbourne Road intersected by curved ends of  
Wachusett Street and Florian Street at west end of development.

TOPOGRAPHY Hilly terrain rising east/northeast from Hyde Park Avenue - houses  
on even side of Southbourne set on incline over street.

VISTAS Along street, within immediate neighborhood.

USE Residential TYPE Single family detached and semi-detached houses

MATERIALS Brick, stucco and clapboard STORIES 1½ - 2½

ROOFS Gambrel, gable, clipped gable, hip-on-hip

BUILDING PLACEMENT Florian Street cluster: detached houses on inner edge of lozenge-  
shaped lot, entrance porches usually turned perpendicular to street or oriented toward  
pathway off Florian Street, driveways but no garages; Southbourne (even side) three  
separate groups (2 brick, 1 stucco) of houses arranged around grassy courtyards.

SET BACK Florian Street: houses set close to sidewalk. Southbourne (even): houses set  
back from street, enclosing courtyard on three sides.

ARCHITECTURAL STYLE(S) English country vernacular, Arts and Crafts.

EXTERIOR ALTERATION Picture windows EXTERIOR CONDITION Good to excellent  
Sash replacement

DEMOLITION/INTRUSIONS Associated 3 story apartment block on Hyde Park Avenue demo. 1976

### SIGNIFICANCE (cont'd on reverse)

This group of detached and semi-detached houses and cottages, the street pattern, and corresponding landscaped areas comprise Woodbourne, Boston's first successful garden city project. The entire development is recommended for listing on the National Register of Historic Places.

Boston Dwelling House Company was organized in 1911 to develop the 30-acre site near Forest Hills Station. Envisioned as an affordable development geared to employess of the Boston Elevated Railway Company and their families, the amenities of the hosues made them attractive to middle-class professionals, and the goal of the development was never fully realized.

(continued on reverse)

## SIGNIFICANCE (cont'd)

Four groups of houses were built. Six three-story stucco apartment buildings on Hyde Park Avenue (demolished 1976) screened the balance of the development from the busy commercial artery. All other single-family homes survive. Ten detached stucco houses in the Florian Street cluster (#90, 94, 96 & 98 Florian; #288, 296 and 302 Wachusett; #19, 21 and 25 Southbourne) were designed by Kilham and Hopkins. Two groups of brick detached and semi-detached buildings arranged around separate grassy courtyards on Southbourne Road (#30, to 52 and 54 to 76) were also designed by Kilham and Hopkins. Further east on Southbourne Road, a smaller group of stucco detached cottages (#78 & 84) and semi-detached houses (#80 & 82) arranged around a grass courtyard were designed by Allen & Collins.

The partnership of Walter Harrington Kilham (1868-1948) and James Hopkins Cleveland (1873-1931) was formed in 1901 and initially specialized in public schools, urban apartment houses and private homes of Colonial Revival and Arts and Crafts design. The project reflects Kilham's "special interest in low-cost housing design and community planning as well as the impacts of English Garden-city aesthetics and ideology." Woodbourne was the firm's "first self-contained suburban housing development built on garden-city principles." (Candee and Hardwicke).

**TREES AND PLANTINGS** Landscaping is an important component of this development.

Southbourne (even) dwellings arranged around 3 distinct courtyards with trees.

Florian Street cluster has small yards with trees at street and along pathway shrubs at houses.

**FENCING** Chain link fences define yards at Wachusett-Florian Street cluster

**ART** None

**OTHER** Development retains original internal circulation system (brick pathways) around and through Southbourne courtyards.

Wachusett/Florian cluster has brick pathways off of Florian Street.

**BIBLIOGRAPHY** Maps and Atlases: 1874, 1884, 1896, 1914 (Boston).

Candee, Richard and Greer Hardwicke. "Early Twentieth -Century Reform Housing by Kilham and Hopkins," *Winterthur Portfolio*, #22 (Spring 1987), pp.47-80.

"Woodbourne: A Description of Single and Semi-Detached Houses... by the Boston Dwelling House Company." Boston, no date (prospectus)





ADDRESS Florian, Southbourne & WachusettNAME Woodbourne

The firm of Francis R. Allen (1843-1931) and Charles Collens (1873-1956) was organized in 1904. Allen & Collens won wide recognition in designing numerous institutional buildings, including buildings for Middlebury, Williams and Vassar Colleges and Columbia University, and a number of churches, among them the Lindsay Memorial Chapel at Emmanuel Church in Boston (1925).

Woodbourne borrows its name from the Minot family estate formerly on the property.

PRESERVATION CONSIDERATIONS:

The entire development is recommended for listing on the National Register of Historic Places.

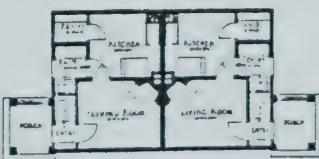
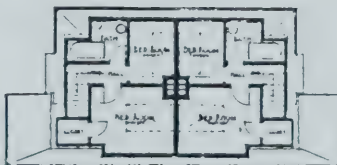






ADDRESS SOUTHBOURNE, FLORIAN, WACHUSETTNAME WOODBOURNEEXCERPTS FROM  
PROSPECTUS, ca. 1911.

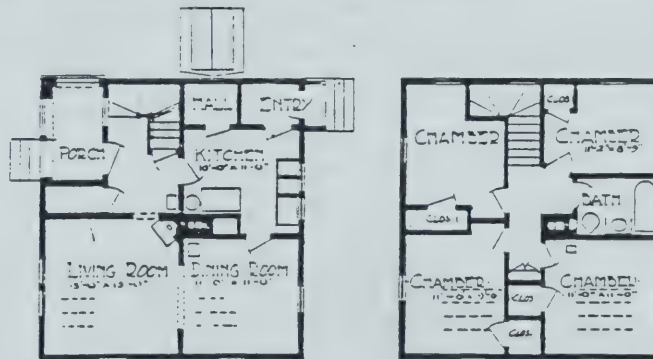
A block of six semi-detached houses which forms part of the group shown on page 4. A study of the plan on the following page will show the compact arrangement which, at the same time, gives the greatest possible privacy, surrounded as the block is by parks.

FIRST FLOOR PLAN  
DOUBLE HOUSESECOND FLOOR PLAN  
DOUBLE HOUSEFIRST FLOOR PLAN  
SINGLE HOUSESECOND FLOOR PLAN  
SINGLE HOUSE

A group built by Allen & Collens, Architects.







FIRST FLOOR PLAN

SECOND FLOOR PLAN

TYPE 'B'

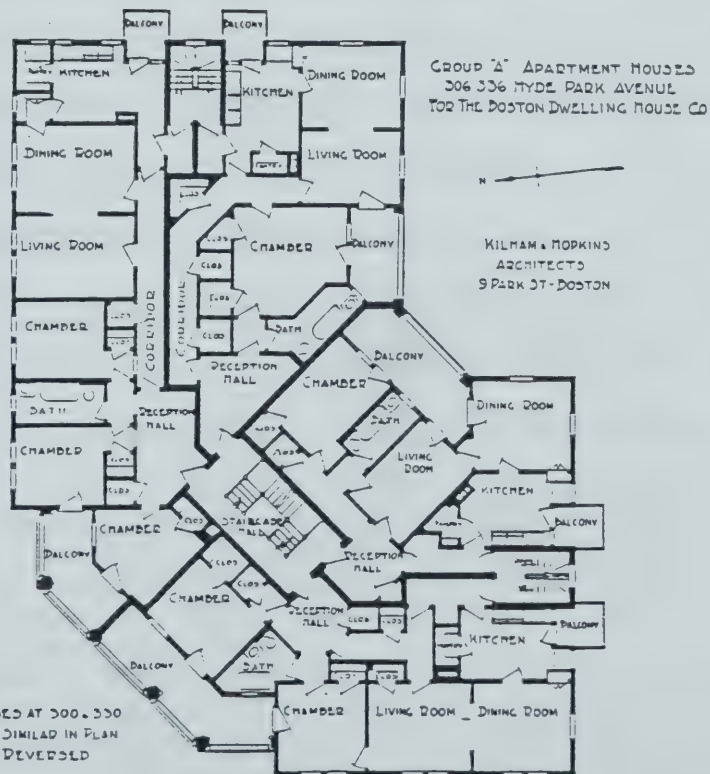
Plan and perspective view of a single house of the modern hollow tile and cement construction. This house forms part of the group shown on page 19.

EXCERPT FROM WOODBOURNE  
PROSPECTUS, ca. 1911. VIEW  
AND PLAN OF COTTAGES IN  
FLORIAN-WACHUSETT CLUSTER.





View showing portion of Hyde Park Avenue side of property.



SECOND - THIRD FLOOR PLANS-

EXCERPTS FROM WOODBOURNE PROSPECTUS,  
ca. 1911. VIEW AND PARTIAL PLAN OF  
APARTMENTS ON HYDE PARK AVENUE,  
DEMOLISHED 1976.





BOSTON LANDMARKS COMMISSION Street Information Form No. 1013 <sup>WK</sup> Area West Roxbury  
2542-2550 Centre St.  
99-157 (odd) Stimson St  
96-116 (even) Stimson  
ADDRESSES 7-25 and 8-24 Bryant Rd.



MAP NO. 7N-8N/3E SUB-AREA Spring upper Wash.

DATES 1924, 1954 permits source

PHOTOGRAPHS 20-1/1, 2/1\*, 2/2\*, 2/3, 2/4\*, -89

STREET PATTERN Two blocks on Stimson St. E. of Centre St.  
and Bryant Rd., a cul-de-sac off Stimson St.

TOPOGRAPHY Hilly near Centre St. leveling out below Bryant Rd; Bryant Rd.  
is level.

VISTAS length of street

USE residential TYPE single family capes

MATERIALS shingles, clapboards, brick veneer STORIES 1 1/2

ROOFS gable, with gable dormers on some facades.

BUILDING PLACEMENT regular intervals at grade along stimson and Bryant Rd.  
Houses set into incline on Centre Street.

SET BACK Uniform, with small front yards.

ARCHITECTURAL STYLE(S) Contemporary Suburban  
Aluminum awnings

EXTERIOR ALTERATION picture windows EXTERIOR CONDITION generally good.

DEMOLITION/INTRUSIONS #127 raised to a full two stories.

SIGNIFICANCE (cont'd on reverse)

This intact development of contemporary suburban capes is located in an area of West Roxbury noted for its quantity of post-World War II residential construction. The development, with a majority of houses now nearly fifty years old, is remarkable for its uniformity of design and scale. In addition, Bryant Road is the most coherently designed cul-de-sac in the survey area.

All houses on Centre St., Bryant Rd., and the odd side of Stimson St. were built by and for Frank Lorsordo & Son Inc. of 35 George St., Hyde Park. According to building permits, the estimated cost of each cape was \$3500. These three-quarter capes, built ca. 1942, have end-wall chimneys and 6/6 sash; some have gabled dormers on the facade. Houses on the even side of Stimson St. were built in 1954-1955 by Mutual Service

## SIGNIFICANCE (cont'd)

Construction Co., 758 Blue Hill Ave., Dorchester. Philip M. Shapiro of that company was architect. These later houses are generally similar to the Losordo houses with the exception of differing chimney details.

The confinement of shed roof dormers and other expansions to rear elevations suggests an appreciation for the uniformity of the neighborhood. Only one house breaks that uniformity: 127 Stimson St., which was 2 stories as early as 1950.

Formerly on the land of Jeremiah Stimson, Stimson St. was cut through from Centre to Washington Streets by 1896. Most development on this older section of the street dates to the 20th century.

~~This block of four Second Empire houses constitutes an early residential subdivision of the West Roxbury Land Co. In the 1870's the company platted and sold many lots in the Spring Street vicinity, extending south to the Charles River and east to the West Roxbury branch railroad. Built for persons of modest means, the Belle Ave. houses faced the tracks of the West Roxbury branch of the Boston and Providence Railroad (1848), which made a station stop at nearby Spring Street.~~

TREES AND PLANTINGS trees rimming Bryant Road cul-de-sac

FENCING chain link fences at some properties

ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits.

maps and atlases: 1905, 1914 (Boston); 1929, 1950 (Boston Sanborns)



Bryant Road



Stimson Street





21-77 (odd)

ADDRESSES Stratford Street 20-80 (even)

MAP NO. 11N-12N/4E SUB-AREA Bellevue Hill

DATES 1892 - ca. 1915 permits, atlases  
source

PHOTOGRAPHS 14-4/1, 4/2\*, 4/3, 4/4, 4/5, 5/1, 5/2, 5/3\*, 5/4\*, 5/5, 6/1-89

STREET PATTERN Lower segment of two-way street from railroad tracks to Bellevue Hill - straight block between Clement Ave. and Anawan St.

TOPOGRAPHY Slight southeasterly incline beginning at railroad tracks.

VISTAS Length of block and across railroad tracks toward Centre St.

USE Residential, Churches TYPE Single family

MATERIALS Wood (clapboard, chingle), stone STORIES 2.5

ROOFS Gable, hip, gambrel.

BUILDING PLACEMENT Mid-size lots with substantial side yards and garages at rear.

SET BACK Uniform - roughly thirty to forty feet.

ARCHITECTURAL STYLE(S) Colonial Revival, Modern Gothic (Churches).

EXTERIOR ALTERATION Porches, sash EXTERIOR CONDITION excellent - good

DEMOLITION/INTRUSIONS Contemporary infill construction at #26 and #32.

SIGNIFICANCE (cont'd on reverse)

This intact block of predominantly Colonial Revival single-family homes is noteworthy for its uniformity of scale and degree of preservation. The block's two earliest houses are also the most high-style. A large center-gable dwelling at #38 with recessed arch in the facade gable and wrap-around porch was designed by the Boston firm of Longfellow, Alden & Harlow for developer William Blakemore in 1892. The next house at #46 (ca. 1892) is notable for its well-detailed balcony in a central round-arch dormer and prominent entry porch. Later houses such as #67 and #69 (1908) are more vernacular interpretations of the Colonial Revival.

William Blakemore, a real estate developer (office: 1109 Tremont St.) who owned considerable acreage near the crest of Bellevue Hill, subdivided much of the lower end of this block and donated the land for the Emmanuel Church. Most of Blakemore's lots were developed

## SIGNIFICANCE (cont'd)

by 1905.

A majority of the block's residents were middle-class professionals who commuted to downtown Boston. Houses on the streets were built for a stockbroker, several lawyers, company presidents, and others. Despite the street's proximity to the Highland Station of the old Boston & Providence Railroad, undoubtedly a major impetus for development of Stratford and surrounding streets was Blakemore's gift to the city of the wooded Bellevue Hill (see form), and the Metropolitan Park Commission's 1894 land-takings to the north and east for construction of the West Roxbury Parkway (see form). Envisioned as a connection between the new Stony Brook Reservation and the rest of the Boston park system, the roadway was the first landscaped parkway in this part of the Metropolitan parks district.

The block is anchored at either end by stone churches: Emmanuel Church at the corner of Clement Ave. (1893, see form) and Stratford Street United Church at the corner of Anawan St. (ca. 1907, see form). Upper Stratford Street between Pelton and the crest of Bellevue Hill was laid out by the 1870's as Irving Street. The two segments were connected ca. 1905 and the whole renamed Stratford Street by World War I.

TREES AND PLANTINGS shrubs dividing props - trees at houses

FENCING some picket or chain-link fences separate properties

ART none

OTHER Recommended for inclusion in Stratford Street National Register Historic District and Architectural Conservation District.

BIBLIOGRAPHY maps and atlases. Boston city directories. Bldg permits.

Report of the Metro. Park Commission on the Development of the West Roxbury Parkway.

Hse doc. 1701, Comm. of Mass., 1916





ADDRESS 21 Stratford St. COR. Clement Ave.

NAME Emmanuel Church

present original

MAP No. 12N/4E SUB AREA Bellevue Hill

1924 Parish House Permit

DATE 1893 Church Church Militant

Rev. H. G. Wood <sup>source</sup> (Church) Permit

ARCHITECT J. Lawrence Berry (Parish House) Ch. Milit.

Flynn & Boland <sup>source</sup> (Church) Permit

BUILDER Raymond A. Murray (Parish House) Ch. Milit.

source

OWNER Emmanuel Episcopal Church

original present

PHOTOGRAPHS 14- 3/2\*, 3/3, 3/4,\* 3/5 -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Church and attached Parish house.

NO. OF STORIES (1st to cornice) One plus Attic Parish house only

JOF Gable/Hip cupola Pyramidal spire dormers gable

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 1-st. church of uncoursed stone, end-gable facade w/ offset squat tower E end, apse at W end. Gabled stone porticos E (base of tower) and N sides w/stone voussoirs and recessed entries. Bands of double and triple windows, stained glass windows in pointed-arch surrounds in facade gable and cross-gable S side. Louvered openings in tower. Attached gabled and stuccoed parish house S side, 1 1/2-st., half-timbering in cross gable.

EXTERIOR ALTERATION minor moderate drastic

CONDITION (good) fair poor LOT AREA 6700 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Large corner lot w/ open yard along

Clement Ave. Courtyard enclosed on two sides on Stratford St.

SIGNIFICANCE (cont'd on reverse)

A notable example of the English parish church type, Emmanuel Church is the first Episcopal church in West Roxbury and the only known work of church architect Rev. H. G. Wood in the survey area.

The Emmanuel parish was created to serve the





Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	<u>  x  </u>
Architectural	<u>  x  </u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>  x  </u>				

Significance (include explanation of themes checked above)

rapidly growing residential district between Roslindale and Dedham. Early services were held at Highland Hall in West Roxbury, led by the Rev. William Osgood Pearson, then -assistant rector at St. John's Roxbury, and the Rev. Rowland Hale of Roslindale. Rev. Pearson (d. 1900) was later the first rector of Emmanuel. Elected members of the congregation were C.E. Kingsbury, warden; W. B. Blakemore, secretary; and C. L. Smith, treasurer. All three men were prominent residents and land-owners in the Bellevue Hill section of West Roxbury.

Blakemore donated land adjacent to his residential subdivision on Stratford St. for the church, which was completed--at the cost of about \$10,000 including interior furnishings--in December 1893. Stained glass windows were designed by Charles J. Connick of Boston with the exception of one window by an unknown designer from Tiffany Studios. (Skinner) The chancel was executed in carved oak by Sturgis.

The present parish house replaces an earlier structure (1901) which burned in 1924. J. Lawrence Berry (1875-1931), an Emmanuel vestryman and architect in the office of Boston architectural firm Allen & Collens, designed the structure. Berry later designed the second Church of Our Savior in Roslindale (814 South St., see form for biographical info).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for inclusion in Stratford Street National Register Historic District and Architectural Conservation District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1896, 1905, 1914 (Boston).

Building permits.

Shelling. Rev.

ADDRESS 21 Stratford, West Roxbury

NAME Emmanuel Church

SIGNIFICANCE (continued)

Raymond C. Murray, general contractor of the parish house, was also an Emmanuel communicant. Other church-related construction includes a house adjacent to the church on Stratford Street, constructed in 1903, which served as a rectory until c.1939.

Emmanuel parish was formally admitted into union with the Convention of the Episcopal Diocese in 1898. The church was consecrated on February 13, 1910.

The Reverend Herman Gaylord Wood (d.1913) arrived in the Boston area from New York State ca.1887 to hold services at St. John's in Winthrop, adding to his duties St. Paul's in the Beachmont section of Revere the following year. Reverend Wood served St. Paul's for ten years although he continued to reside in Winthrop until c.1904. His keen interest in ecclesiastical architecture resulted in his design of nearly 30 church structures in different dioceses. His work includes St. Paul's in Beachmont, St. John's in Winthrop (1889) and St. Peter's in Jamaica Plain (1893-94), a granite church bearing remarkable similarities to Emmanuel. Reverend Wood died in Dorchester.





ADDRESS 77 Stratford Street COR. <sup>Anawan</sup>~~Anawam~~ Street (AMS)NAME Stratford St. United Church Stratford St. Baptist Church  
present originalMAP No. 11N/4E SUB AREA Bellevue HillDATE c.1907 permit  
sourceARCHITECT Calvin Kiessling permit  
sourceBUILDER \_\_\_\_\_  
sourceOWNER Stratford Street Baptist Church  
original presentPHOTOGRAPHS 14 - 6/2\*, 6/3, 6/4-89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) ChurchNO. OF STORIES (1st to cornice) one plus \_\_\_\_\_OF cross-gable cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone \_\_\_\_\_ concrete iron/steel/alum.BRIEF DESCRIPTION One story stone church. Gable-on-hip roof, overhanging eaves,  
cross-gable wind and square tower with buttresses at junction. louvered  
openings in tower above first story, tent spire. Wood double doors with  
strap hinges in enclosed portico at base of tower. Bands of windows beneath  
eaves on Anawan, large window in segmental-arch surround in cross-gable.  
Attached stone parish house on west side.

EXTERIOR ALTERATION minor moderate drastic \_\_\_\_\_

CONDITION good fair poor \_\_\_\_\_ LOT AREA \_\_\_\_\_ sq. feet

NOTEWORTHY SITE CHARACTERISTICS rectangular corner lot with setback larger on Anawan.Parish house extends along facade on Stratford Street.

## SIGNIFICANCE (cont'd on reverse)

The scale of this church is suited to that of the surrounding residential neighborhood. While not clearly representative of a specific architectural style, the church reflects the influence of the Prairie style with its low horizontal emphasis and placement of ribbon windows at the eaves.

(continued on reverse)



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	<u>x</u>
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Little is known about the circumstances of the building's construction or the history of the congregation; further research is needed. The Stratford Street Baptist Church owned the lot for at least two years before building commenced. The 1907 building permit notes that work on the church was abandoned before completion, although the appearance of the building at that time is unknown. Calvin Kiessling was listed in city directories as an architect in 1904 and 1906-09. This church is his only work in the survey area known to date.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for inclusion in the Stratford National Register District and Architectural Conservation District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Mass COPAR Directory of Boston Architects, 1984.

Maps and Atlases: 1884, 1896, 1905, 1915 (Boston).

ADDRESS 42 Summer Street COR. Autumn Street

NAME \_\_\_\_\_

present

original

sprine

MAP No. 10N/3E

SUB AREA upper wash

DATE 1858-1874

maps

source

ARCHITECT \_\_\_\_\_

source

BUILDER \_\_\_\_\_

source

OWNER George Kempton (1873)

original

present

PHOTOGRAPHS 22-5/2, 5/3\*, 5/4-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) \_\_\_\_\_

NO. OF STORIES (1st to cornice) two plus attic

DOF hip cupola - dormers hip

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone \_\_\_\_\_ concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-story Italianate house, formerly square massing (3 x 3 bays), extended to 4 bays at later date w/2-story rear addition incorporating smaller windows on 1 and 2. Center entry 5-pane full length sidelights; 1-story, 1-bay entry porch altered w/replacement of iron support for wood post at W corner. Some windows on facade and sides retain broken pediment window CONT. \*\*

EXTERIOR ALTERATION minor moderate drastic removal of some window hoods, missing porch post, conversion of window on 2  
CONDITION good fair poor \_\_\_\_\_ LOT AREA 10,050 sq. feet to door

NOTEWORTHY SITE CHARACTERISTICS prominent corner site with moderate setback from

Summer Street

### SIGNIFICANCE (cont'd on reverse)

\*\* BRIEF DESCRIPTION CONT: hoods on brackets. Paired dormer window centered over entrance. Replacement sash.  
(Map)

The house at 42 Summer Street is a departure from West Roxbury's typical Italianate-style houses constructed during the 3rd quarter of the 19th century due to its original square--rather than gable-front and wind-massing and boldly scaled window treatment. The house also stands out in a neighborhood of predominantly early



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

20th-century homes.

George Kempton, an agent for the West Roxbury Land Co., resided at 42 Summer Street and owned in his own name several vacant lots between Centre Street and the railroad tracks in 1874. His house, located one block from the Spring Street village and a West Roxbury branch railroad station, represents the first phase of suburban development in West Roxbury, generated by improved transportation to Boston via commuter railroads and a horse-drawn streetcar line linking West Roxbury with Dudley Street Station in Roxbury (1856).

In the 1870's the West Roxbury Land Co. platted and sold for residential construction many lots in the Spring Street vicinity, primarily west of the railroad tracks and south to the Charles River. Houses constructed by the company were generally small, 1 1/2-story cottages; examples survive on Belle Ave., Gould St., and Merville St.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Permit issued in 1927 for conversion to 2-family house.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

maps and atlases: 1858 (Norfolk Co.), 1874 (suffolk Co.) Brookline, Jamaica Plain, and west Rox. directory, 1873.  
Building permits.

ADDRESSES Summer Street 19-21, 23-25, 27-29, 31-33, 35-7, 39MAP NO. 10N/3E SUB-AREA Spring-upper washDATES 1921-ca. 1929 permits  
sourcePHOTOGRAPHS 22 - 4/2, 4/3, 4/4\*, 4/5, 5/1\* - 89STREET PATTERN dead-end street accessible by Spring St. via Powell St. and  
Centre St. via Autumn St.TOPOGRAPHY street rises to SE from Powell street toward dead end past Ashland Ave.VISTAS Length of street; to Spring and Centre Streets via side streetsUSE residential TYPE two-family (single-fam at #39)MATERIALS shingles, siding STORIES 2 1/2ROOFS BUILDING PLACEMENT houses evenly spaced; some with similarly styled garages  
at rear of lotsSET BACK uniform, about 20 ft.ARCHITECTURAL STYLE(S) Craftsman and Colonial Rev. influenceEXTERIOR ALTERATION porches, siding EXTERIOR CONDITION goodDEMOLITION/INTRUSIONS none

## SIGNIFICANCE (cont'd on reverse)

These houses are typical of early to mid-20th century residential infill construction usually found near major routes through West Roxbury.

Summer St. extends roughly 2 blocks between Centre St. and an abandoned section of the West Roxbury Branch of the Boston & Providence Railroad (1848), which had a station stop at nearby Spring St. Although laid out by the 1870's, Summer St. and other 19th - century roads at the northern end of the area between Centre St. and the railroad tracks were not fully developed until the mid-20th century.

Charles Blumenthal, a builder residing at 25 Montclair St. in Roslindale, was responsible for development of this section of Summer St. As owner of the lots, he engaged Roslindale architect and builder A. J. Lavoie for the design and construction of a row of five 2-family houses. The houses are especially noteworthy for their uniformity. Each is 2 1/2 stories with a hipped roof, exposed rafters, and a 2-bay facade with triple window in one bay and paired entries in the other. Most of the entry porches (accessible from the 2nd story) are intact, with corner columns and shingled balustrades on the first floor and plain balustrades above (#19-21, 27-29). Some porches have been enclosed

## SIGNIFICANCE (cont'd)

with screens or entirely shingled (#27-29). A single hipped facade dormer with paired windows is centered on each facade; 6/6 sash is generally intact.

In 1928 Frank L. Churchill, a contractor residing on Fairmount St. in Dorchester, built a single-family house at #39. This 2 1/2-story house with 2-bay facade is similar in details to the two-family houses but for the 1-story porch (now screened) with offset side entry square posts rather than columns.

All six houses show some Craftsman influence in the exposed rafters, and the two-family houses exhibit Colonial Revival inspiration in the original columned porches.

TREES AND PLANTINGS primarily shrubs at houses - tree in front of #31-33.

FENCING post and rail fence at #39

ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits. City directories.

maps and atlases: 1874 (suffolk Co.); 1884, 1896, 1905, 1914 (Boston);

1929, 1950 (Boston Sanborns)





ADDRESSES 9-49 (odd) 10-50 (even)  
Symmes StreetMAP NO. 13N/6E SUB-AREA Centre-SouthDATES ca. 1880-1910 permits, atlases  
sourcePHOTOGRAPHS 38-6/2\*, 6/3, 6/4, 6/5, 7/1\*, 7/2, 7/5-89STREET PATTERN One way street (Walter to Fairview), one block long,  
running SE/NW between Fairview and Walter Streets.TOPOGRAPHY On NW slope of hill cresting at Fairview and Ashfield Streets  
-sharp decline to Walter Street.VISTAS NW to cross streets on lower ground beyond Walter St.USE residential TYPE one and two family housesMATERIALS wood shingle, asbestos STORIES 2-2½ROOFS Gable (cross gable), hip.BUILDING PLACEMENT Houses at Walter St. end (esp#33,41,43,45,) Located  
on high stone wall - remainder primarily at street levelSET BACK Varied- some houses close to sidewalk.ARCHITECTURAL STYLE(S) Vernacular Queen Anne and Colonial Revival.EXTERIOR ALTERATION siding/porches EXTERIOR CONDITION goodDEMOLITION/INTRUSIONS none

## SIGNIFICANCE (cont'd on reverse)

Symmes Street was developed primarily in the 1890's. Originally part of the Skinner estate, which extended from Walter Street to the railroad tracks, Symmes Street and adjacent side streets were laid out by 1884. The construction firm owned by Forest Hills resident Thomas Minton developed Skinner Hill for Andrew J. Peters and Thomas F. Proctor, trustees.

Most houses on Symmes Street are vernacular interpretations of the Queen Anne and Colonial Revival styles. A majority of houses on the block were constructed from the 1890's through ca. 1910.

Less uniformly settled than Ashfield Street to the north, Symmes Street also exhibits a wider range of two-family house forms. Two interesting types should be noted. A 2-story, hipped roof house with paired bay windows (#28, photo) suggests the influence of the Prairie style in its overhanging eaves and square massing. The Dutch colonial is suggested in a 2 1/2-story, gabled house with gambrel frontispiece and 2-story integral porch (#50). The latter house design, executed by Roslindale architect

## SIGNIFICANCE (cont'd)

Alvin Brodin in 1928, also appears at 14-16 Penfield Street. More typical is the Colonial Revival house at #36 (photo), a cross-gabled, 2 1/2-story dwelling with 2-story bay and adjacent 2-story porch. This type of two-family house was observed throughout the survey area.

The gable-front, Colonial Revival single-family house at #33 is significant for its bracketed cornice and 1-story front porch, consisting of shingled round arches on squat columns, shingled piers, and turned balustrade.

TREES AND PLANTINGS trees at individual houses

FENCING some chain link fencing - greatest visual barrier is high stone wall on  
N side of Street at Walter Street end

ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits. Maps and atlases: 1874 (Suffolk Co.); 1884,  
1896, 1905, 1914 (Boston).

West Rox. and Ros. - Residential Suburbs. Souvenir ed. of West Rox. News, ca. 1905





BOSTON LANDMARKS COMMISSION Street Information Form No. RD 1013 Area Roslindale  
(Jamaica Plain)



ADDRESSES Tower Street 10-86 (even), 11-87 (odd)

MAP NO. 14N/8E SUB-AREA Forest Hills

DATES ca. 1900-1905 atlases, permits  
source

PHOTOGRAPHS 25-4/1\*, 4/2, 4/3, 4/4, 4/5, 5/3, 5/4\*,  
5/5, 5/6\* - 89

STREET PATTERN one-block street at foot of Orchard Hill to north street dead-ends  
at grounds of Forest Hills Cemetery

TOPOGRAPHY southeasterly incline from Hyde Park Avenue

VISTAS length of street to cemetery grounds to east

USE residential TYPE 2-family houses, triple-deckers

MATERIALS clapboards, shingles STORIES 2 1/2 - 3

ROOFS flat (triple-deckers), gable

BUILDING PLACEMENT densely settled street-houses at end of street are less uniformly  
spaced - houses on north side have raised foundations to compensate for uneven terrain

SET BACK majority of houses built to sidewalk

ARCHITECTURAL STYLE(S) Queen Anne, Colonial Revival

EXTERIOR ALTERATION siding, porches EXTERIOR CONDITION fair to excellent

DEMOLITION/INTRUSIONS none known

#### SIGNIFICANCE (cont'd on reverse)

Tower St. and the adjacent Woodlawn and Weld Hill Streets constitute the most densely developed section of Forest Hills. A local contracting firm owned by Thomas F. Minton laid out these streets ca. 1892 for Weld & Browne, trustees. Minton, a Forest Hills resident, built a mixed-use brick block on Hyde Park Ave. between Tower and Woodlawn (1897, see form); he also owned a number of lots on Tower Street.

Tower Street was the most rapidly developed of the three streets, with the majority of houses constructed from ca. 1900 to 1905. Three types of houses are represented: the 2 1/2-story, 2-family house with pedimented gable and 2-tier porch; the 3 1/2-story, 3-family house with pedimented gable and 3-tier porch; and the 3-story triple decker with flat roof. Of these, the 2-family houses are generally the most distinguished architecturally, with ornament focused on cornices, gable ends, and windows.

An outstanding example is the recently restored house at #33 (photo), designed by Jacob Luipold for Thomas Minton (1901). Decorative elements include wide overhanging eaves, patterned shingles in the gable end, molded dentil cornice, secondary dentil



## SIGNIFICANCE (cont'd)

cornice on the first-floor, elliptical window at the entry, palladian window on the 2nd floor, and entry porch with Cornithian columns. Several 2-family houses have pediment gables infilled with patterned shingles curving into recessed attic windows. A 3-family house at #16 (photo), also the work of Jacob Luipold (1902), is notable for its bracketed gable and porch with cut-out brackets and clustered columns.



TREES AND PLANTINGS few trees; some plantings at houses

---

FENCING chain-link fences at sidewalk for houses lacking raised foundations (mostly on south side)

---

ART none

---

OTHER a few houses have been rehabilitated, including #33, #41, and #52.

---

BIBLIOGRAPHY Building permits. maps and atlases: 1884, 1896, 1905 (Boston)

West Rox. and Ros. - Residential Suburbs. Souvenir ed. of West Rox News, ca. 1905.

---



ADDRESSES 7-133 (odd) and 8-146 (even) Tyndale StreetMAP NO. 12N/5E SUB-AREA Centre-SouthDATES ca. 1905-1925 permits, atlases  
sourcePHOTOGRAPHS 36 - 3/4\*, 4/1\*, 4/2, 4/3, 4/4\*,  
4/5 - 89STREET PATTERN Wide three block street laid out parallel to and  
between South St. and the old Boston & Providence R&R tracks.TOPOGRAPHY LevelVISTAS Railroad tracks visible to S. along length of street.USE residential TYPE one and two familyMATERIALS Shingle STORIES 1½ - 2½ROOFS Gable (including clipped gable), hipBUILDING PLACEMENT regularly spaced - most with side driveways.SET BACK Generally uniform, with deeper setback on N. side of street.ARCHITECTURAL STYLE(S) Colonial Revival, Craftsman, and Prairie influence.EXTERIOR ALTERATION siding, porch encl EXTERIOR CONDITION goodDEMOLITION/INTRUSIONS None

## SIGNIFICANCE (cont'd on reverse)

Tyndale Street is an intact street displaying a range of single and two-family houses built almost entirely in two decades, from ca. 1905 to 1925. A majority of the houses are either of two types: the two-story house of Prairie influence with hipped roof, overhanging eaves, exposed rafters, paired facade bays, and columned entry porch (photo); and the 2 1/2-story, 2-bay Colonial Revival house with Gable-front roof and columned entry porch (photo). The colonial Revival design is varied with the incorporation of cut-away bays on the first floor or clipped gable roofs.

Other houses of note are architect-designed. Local resident and Boston architect Oscar A. Thayer designed the two-family house at #129-131, a two-bay, clipped gable house with a single full-width porch incorporating two separate porch entrances (1913). Another locally active architect, James Hutchinson of Dedham, designed #142 and 146 (1925, photo). These shingled houses, Colonial Revival in style with their pedimented door heads, have a distinctive broad gable facade with roofs of unequal slopes, the short slope ending at the 2nd floor and the long slope extending to the 1st floor. This house type, observed throughout the survey area, was particularly prevalent in



## SIGNIFICANCE (cont'd)

Forest Hills during this period.

The real estate firm of Hosford & Williams developed at least four houses on the street, #118-120, 105, 142, and 146. John T. Hosford and Robert Wade Williams organized their Boston-based business in 1896, covering Roxbury, Jamaica Plain, Roslindale, and West Roxbury. Hosford, who lived at 214 Beech Street near the Bellevue station, was president of the Roslindale Citizens Association as well as a member of the Highland Club and the West Roxbury Citizens Association. The firm developed a commercial block at 120-120 1/2 Park Street in West Roxbury (1911, see form).

Builder Thomas R. Wills constructed the houses at #105, 118 - 120, and 129-131. The West Roxbury Building Co. designed and constructed the single-family house at #135 (1910); the company also built a stucco two-family house around the corner at 50-52 Guernsey Street (1909, see form).

TREES AND PLANTINGS trees mostly at curb

FENCING some chain link fencing

ART none

OTHER

BIBLIOGRAPHY Building permits.

Atlases: 1896, 1905, 1914, 1924 (Boston).

West Rox. and Ros. - Residential Suburbs. Souvenir edition of the West Roxbury News, ca. 1905.





ADDRESS 3 Vermont Street COR. Vesper Street

NAME present original

MAP No. 13N/3E SUB AREA Highland

DATE 1858-ca. 1874 visual, maps and atlases  
source

ARCHITECT source

BUILDER source

OWNER M.H. Burditt? (1874)  
original present

PHOTOGRAPHS 5 - 2/1, 2/2, 2/3\* - 89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) one plus attic

DOF mansard cupola - dormers hip

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION One and one-half-story. Second Empire house. Paired int. brick chimneys. Patterned slates intact on lower slope of roof. 3-bay facade with center-entry containing paired doors in segmental-arch surround. Projecting bays carried through to roof on E and W sides. One-story bracketed entry porch with hipped roof and paired square posts., segmental-arch opening framing entry. Bracketed cornice, wood corner quoins, elaborate carved window heads on l. sash (incl. dormers and paired center dormer)2/2  
EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 8297 sq. feet

NOTEWORTHY SITE CHARACTERISTICS situated on a private way (Vesper St.) and facing  
Vermont - trees at entry

SIGNIFICANCE (cont'd on reverse)

The most intact and best detailed example of West Roxbury's Second Empire style houses, the dwelling at 3 Vermont Street appears to have been moved from its original site on Corey Street near the present Pomfret Street. M.H. Burditt, occupation unknown, owned the house before it was moved, most likely to accommodate rapid residential development of Corey Street in the second half of the 19th century.  
(continued on reverse)

Moved; date if known bt. 1884 and 1896

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Vermont Street, originally the northern arm of Mt. Vernon Street, was laid out by the early 1870's from the present Mt. Vernon Street west to Baker. The eastern section of Vermont Street, from Corey to Mt. Vernon, dates to the late 19th century. Both sections were developed primarily in the early decades of the 20th century. The origins of Vesper Street, a short dead-end street immediately west of 3 Vermont, are unclear.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

*Recommended for inclusion in Corey St. National Register  
Historic district.*

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1858 (Norfolk Co.); 1874 (Suffold Co.), 1884, 1896 (Boston).  
Boston city directories.





1400 Veterans of Foreign  
ADDRESS Wars Parkway COR. Spring Street  
Veterans Administration West Roxbury  
NAME Hospital / Veterans Hospital  
present original  
MAP No. 10N/2E SUB AREA Spring-upper Wash.  
1945 (main block) Parkway Transcript 1/20/44  
DATE 1978, 1985 (wings) Hosp. engineering services dep  
source  
architects of the Vets. Bureau Eng. services  
ARCHITECT 1985 wing The Archts. Collaborative " "  
source  
BUILDER source  
OWNER United States  
Veterans' Bureau  
original present  
PHOTOGRAPHS 31-3/5, 3/6\*, 4/1, 4/1-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) hospital

NO. OF STORIES (1st to cornice) five plus attic

OF gable cupola tent dormers gable

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION large hospital complex, 5½-st. symm. main block w/ paired end-wall chimneys and 2 wings on u-shaped plan. Gabled and parapeted end walls, rusticated base, stone belt course over 1, stone quoins. Central 3-bay frontispiece containing main entrance; arched, pedimented, or keyed window surrounds; swags in pediment. Concrete wing (designed 1978) S side; pink granite wing (designed 1985) N side.

EXTERIOR ALTERATION minor moderate drastic window sash, new wings N and S side

CONDITION good fair poor LOT AREA 1,308,898 sq. feet

NOTEWORTHY SITE CHARACTERISTICS sprawling landscaped site bt. parkway and Spring Street  
with building oriented toward parkway

### SIGNIFICANCE (cont'd on reverse)

The Veterans Administration Hospital is the largest institutional complex in the survey area. Designed in the Federal Revival style ca. 1942, the original hospital was completed at the cost of approximately \$1.5 million and opened January 20, 1944. The 320-bed hospital had a staff of 40 nurses, 4 head nurses, and 21 Veterans Administration doctors. The first 74 patients were moved to West Roxbury from the Vet.



Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/	<u>    </u>	Science/	<u>    </u>
The Arts	<u>    </u>	settlement	<u>    </u>	invention	<u>    </u>
Commerce	<u>    </u>	Industry	<u>    </u>	Social/	<u>    </u>
Communication	<u>    </u>	Military	<u>    </u>	humanitarian	<u>  x  </u>
Community/	<u>    </u>	Political	<u>    </u>	Transportation	<u>    </u>
development	<u>    </u>				

Significance (include explanation of themes checked above)

Hospital in Rutland by opening day, and within six weeks 200 beds were occupied.

Institutional use of this site, originally part of the Matthew Bolles estate, began in 1892 with purchase of the parcel by the City of Boston for construction of a boys Parental School for truants. Stucco and half-timbered buildings on the campus were designed by City Architect Edmund M. Wheelwright and constructed in the mid-1890s. During the later years of World War I, the nine buildings were used by the Federal government as an army hospital, then taken over in 1918 by the Public Health Service of the Federal government and operated as a hospital for disabled veterans. In 1928 the veterans were transferred to a similar hospital in Bedford, and the West Roxbury campus fell into disrepair. The site was briefly considered as a location for "better class" homes in 1939, in conjunction with WPA projects that year which resulted in regrading of the land and demolition of the 1890s buildings.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Determination of National Register eligibility filed October 23, 1980.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits--no original permits filed.

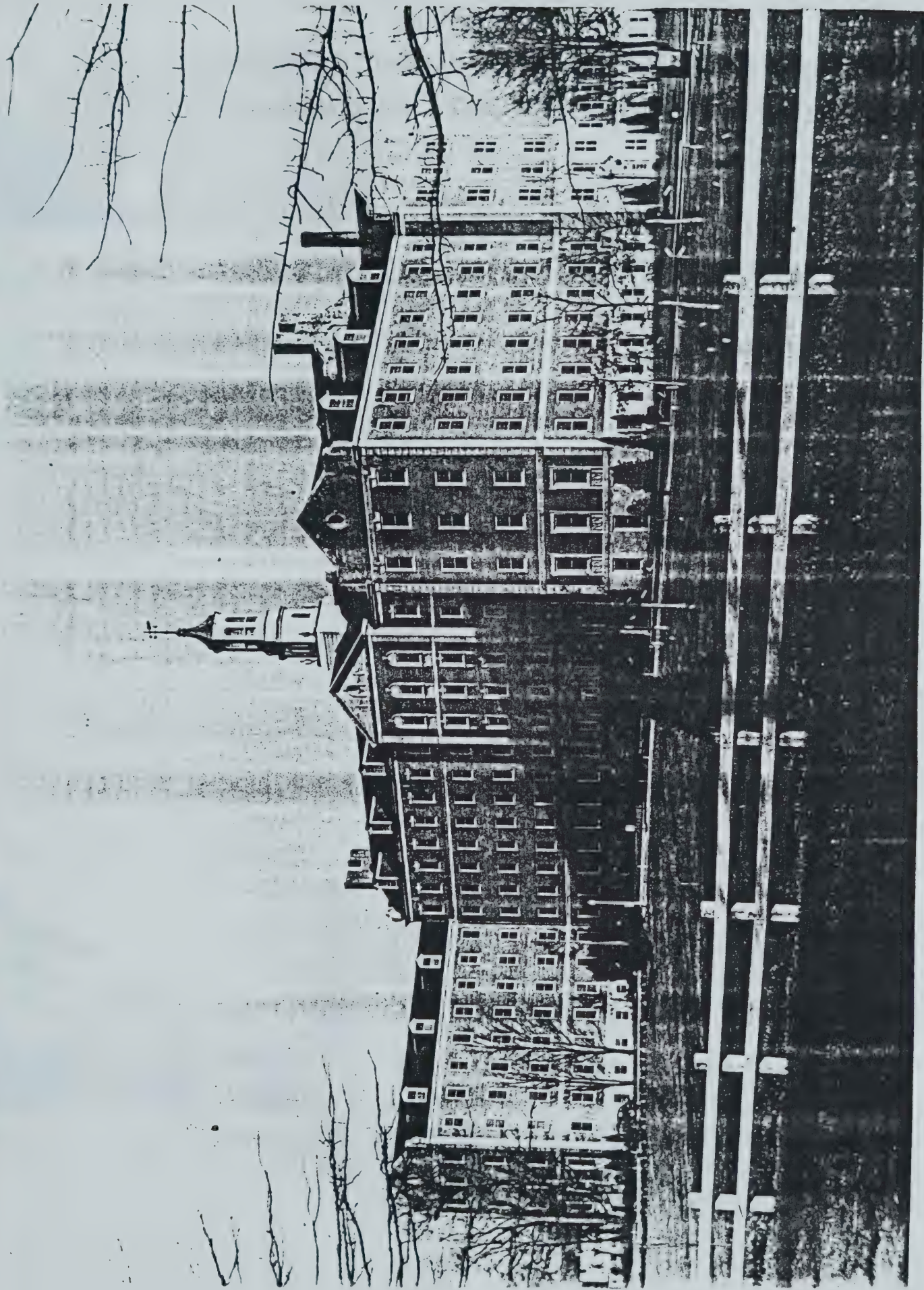
Engineering Services dept. at V.A. Hospital.

"Veterans' Hospital Opens." Parkway Transcript (January 20, 1944), pp. 1, 5.

"Veterans' Hospital Site for New Homes." Parkway Transcript (Feb. 2, 1939), pp. 1, 1

Annual Report of the Boston School Committee for 1892. (information on Parental Scho





V.A. HOSPITAL AS ORIGINALLY BUILT (ca. 1945)  
COURTESY SPNEA ARCHIVES







ADDRESSES Veterans of Foreign Wars Pkwy.

MAP NO. 13N/3E SUB-AREA Brook Farm Parkway

DATES 1948 permits source

PHOTOGRAPHS 7-4/5\*, 5/1, 5/2, 5/3\*, 5/4\* - 89

STREET PATTERN upper end of busy 4-land parkway thru western half of West Roxbury

TOPOGRAPHY level

VISTAS along parkway

USE residential TYPE two-family

MATERIALS brick (veneer) STORIES two

ROOFS up

BUILDING PLACEMENT regularly spaced houses on either side of Lyall Street and  
fronting directly on parkway

SET BACK uniform - about 20 ft. from sidewalk

ARCHITECTURAL STYLE(S)

EXTERIOR ALTERATION window sash EXTERIOR CONDITION good

DEMOLITION/INTRUSIONS none



#### SIGNIFICANCE (cont'd on reverse)

These post-war duplexes constitute one of the earliest coherent residential developments on the VFW Parkway. The upper section of the parkway above the Needham Branch Railroad was laid out by the Metropolitan District Commission in the early 1930's.

The single- and paired-entry houses exhibit elements of the Colonial Revival style: Hipped roofs, brick corner quoins, and either pedimented door surrounds or pedimented projecting entry porches. At least one building has a 1-story side sun porch. Original multi-pane casement sash, of International style inspiration, survives in most of the buildings.

## SIGNIFICANCE (cont'd)

J. Wilfred Millette, a builder who resided on the West Roxbury Parkway in Brookline, constructed the twelve duplexes in 1948. Some of the original detached garages are extant, visible from Lyall St. or Brook Farm Rd. behind the houses. Architect of the houses was Christopher C. Crowell (b. 1895) of Newtonville. An MIT graduate, Crowell worked as an engineer for 5 years before organizing his own firm in 1924. The architect specialized in housing; among his principle works are St. Paul Manor in Brookline (1948), Fairfield Gardens in Watertown (1949), The Sovereign in Brookline (1950), and a housing project in Braintree (1952).

TREES AND PLANTINGS trees ranged along parkway between street and sidewalk

FENCING none

ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits.

maps and atlases: 1905, 1914 (Boston); 1929, 1950 (Boston Sanborns)

Koyl. Geo. S., ed. Am. Archts. Dictionary. 1st ed. NY: Bowker Co., 1955.

ADDRESS Wars Parkway COR. Spring/upper wash.

NAME present original

MAP No. 10N/2E SUB AREA Spring/upper Wash.

DATE ca. 1890 atlases, Stott  
source

ARCHITECT source

BUILDER source

OWNER Matthew Bolles Metropolitan Dist. Comm.  
original present

PHOTOGRAPHS 31- 3/2\*, 3/3, 3/4, -89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Stable

NO. OF STORIES (1st to cornice) One plus attic

ROOF gable, hip (wing) cupola pyramidal (wing) dormers --  
domical

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 1 1/2-st. building w/ gable roof and hipped lateral wing. Gable-  
end entry in brick segmental-arch surround, similar surrounds in gable window  
over entry and 4 windows in wing. Stone lintels, 8/1 sash in gable window. Cupolas  
over main block and wing, brick chimney near juncture. Molded vergeboards w/  
pendant on gable front. Exposed rafters on main block and wing.

EXTERIOR ALTERATION minor moderate drastic overhead garage door S. side.  
vacant and

CONDITION good fair poor boarded up LOT AREA sq. feet

NOTEWORTHY SITE CHARACTERISTICS On West side of VFW Parkway  
on forested backdrop along Charles River.

#### SIGNIFICANCE (cont'd on reverse)

This vernacular Queen Anne building predates most construction in the immediate vicinity, including the parkway, and may be the last vestige of the old estates that dominated this section of West Roxbury in the mid- to late 19th century.

The structure is believed to have been a stable on the estate on Matthew Bolles, a Boston banker who owned 28 acres along Spring Street and the Charles River in the second half of the 19th century. A wood-frame house, sheds, and a "farmer's



Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/	<u>    </u>	Science/	<u>    </u>
The Arts	<u>    </u>	settlement	<u>    </u>	invention	<u>    </u>
Commerce	<u>    </u>	Industry	<u>    </u>	Social/	<u>    </u>
Communication	<u>    </u>	Military	<u>    </u>	humanitarian	<u>    </u>
Community/	<u>    </u>	Political	<u>    </u>	Transportation	<u>    </u>
development	<u>  x  </u>				

Significance (include explanation of themes checked above)

dwelling" predated construction of the stable. The entire property was purchased by the City of Boston in 1892 as a new site for the Parental School for Boys, a school for truants, which opened in West Roxbury in 1896. In the 1920's, the campus was transferred to the U.S. Veterans administration. [See form for V. A. Hospital for additional background information.]

The Metropolitan District commission acquired the stable in the early 1930's as part of the area to be developed for the Brook Farm Parkway. In 1933 the building was converted for use as a garage and police station. The stable is now a part of the Havey Beach property on the Charles River, operated by the M.D.C.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

The M.D.C. is considering reusing the building, which now serves as storage, for a maintenance building for Brook Farm and Cutler Park.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Stott, Peter. Inter - office memo on the Havey Beach maintenance Building. M.D.C. Oct. 8, 1988.

Annual Report of the Boston School Committee. Boston:

Rockwell & Churchill, 1893 (pp.21-23).

"Veteran's Hospital site for New Homes", Parkway Transcript, ix (Feb. 2, 1939), pp. 1 and 11.

1515 Veterans of Foreign  
ADDRESS Wars Parkway COR. near Spring Street  
NAME Boston Trailer Park  
present original  
MAP No. 8N/2E SUB AREA Spring-upper Wash.  
DATE ca. 1950 (originated) atlases  
source  
ARCHITECT source  
BUILDER source  
OWNER original present  
PHOTOGRAPHS 23-1/1; 24-5/1-5/3\*-89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) trailer park  
NO. OF STORIES (1st to cornice) one plus --  
OF flat cupola -- dormers --  
MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION

14-acre trailer park consisting of approximately 163 trailers

EXTERIOR ALTERATION minor moderate drastic  
CONDITION good fair poor LOT AREA 583,314 sq. feet  
NOTEWORTHY SITE CHARACTERISTICS site located on Charles River with access from  
the V.F.W. Parkway

SIGNIFICANCE (cont'd on reverse)

The Boston Trailer Park is reportedly the only trailer park remaining in the City of Boston, and for that reason is included in this survey. The age of the park and the trailers precludes any historic designation for the site, although the trailers represent a unique type of housing in the survey area. The park occupies the site of Caledonian Grove, an important riverside recreation area in West Roxbury

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>    </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>    </u>				

Significance (include explanation of themes checked above)

in the late 19th and early 20th centuries. By ca. 1930, the site included a dance hall, bleachers, miscellaneous booths and buildings. According to atlases, a track appears to have been laid out at Caledonian Grove in the late 19th century.

The Boston Sanborn map, updated to 1950, shows the trailer park in place and a bowling alley occupying the former dance hall.



Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

The owner of the trailer park is seeking to expand his auto dealership on an adjacent property into the area currently occupied by the trailer park. In March 1989, the Boston City Council voted to support the community process to preserve the site as a trailer park.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Maps and atlases: 1884, 1896, 1905, 1914 1924(Boston); 1929, 1950 (Boston Sanborn



BOSTON LANDMARKS COMMISSION Street Information Form No. RD 1010 Area Roslindale  
(Jamaica Plain)



ADDRESSES Florian Street 90, 94, 96, 98 SEE FLORIAN ST.  
Southbourne Road 19, 21, 25 & 30-84 (even) FOR  
Wachusett Street 288, 296, 302 ORIGINAL

MAP NO. 13N/7-8E SUB-AREA Forest Hills

DATES 1912 permits  
source

PHOTOGRAPHS 28 - 2/1\*, 2/2-2/6, 3/1-3/3\*, 4/1-4/6  
5/3, 5/4\*, 5/5, 5/6 - 89

STREET PATTERN Curving block of Southbourne Road intersected by curved ends of

Wachusett Street and Florian Street at west end of development.

TOPOGRAPHY Hilly terrain rising east/northeast from Hyde Park Avenue - houses  
on even side of Southbourne set on incline over street.

VISTAS Along street, within immediate neighborhood.

USE Residential TYPE Single family detached and semi-detached houses

MATERIALS Brick, stucco and clapboard STORIES 1½ - 2½

ROOFS Gambrel, gable, clipped gable, hip-on-hip

BUILDING PLACEMENT Florian Street cluster: detached houses on inner edge of lozenge-  
shaped lot, entrance porches usually turned perpendicular to street or oriented toward  
pathway off Florian Street, driveways but no garages; Southbourne (even side) three  
separate groups (2 brick, 1 stucco) of houses arranged around grassy courtyards.

SET BACK Florian Street: houses set close to sidewalk. Southbourne (even): houses set  
back from street, enclosing courtyard on three sides.

ARCHITECTURAL STYLE(S) English country vernacular, Arts and Crafts.

EXTERIOR ALTERATION Picture windows EXTERIOR CONDITION Good to excellent  
Sash replacement

DEMOLITION/INTRUSIONS Associated 3 story apartment block on Hyde Park Avenue demo. 1976

### SIGNIFICANCE (cont'd on reverse)

This group of detached and semi-detached houses and cottages, the street pattern, and corresponding landscaped areas comprise Woodbourne, Boston's first successful garden city project. The entire development is recommended for listing on the National Register of Historic Places.

Boston Dwelling House Company was organized in 1911 to develop the 30-acre site near Forest Hills Station. Envisioned as an affordable development geared to employess of the Boston Elevated Railway Company and their families, the amenities of the hosues made them attractive to middle-class professionals, and the goal of the development was never fully realized.

(continued on reverse)

## SIGNIFICANCE (cont'd)

Four groups of houses were built. Six three-story stucco apartment buildings on Hyde Park Avenue (demolished 1976) screened the balance of the development from the busy commercial artery. All other single-family homes survive. Ten detached stucco houses in the Florian Street cluster (#90, 94, 96 & 98 Florian; #288, 296 and 302 Wachusett; #19, 21 and 25 Southbourne) were designed by Kilham and Hopkins. Two groups of brick detached and semi-detached buildings arranged around separate grassy courtyards on Southbourne Road (#30, to 52 and 54 to 76) were also designed by Kilham and Hopkins. Further east on Southbourne Road, a smaller group of stucco detached cottages (#78 & 84) and semi-detached houses (#80 & 82) arranged around a grass courtyard were designed by Allen & Collins.

The partnership of Walter Harrington Kilham (1868-1948) and James Hopkins Cleveland (1873-1931) was formed in 1901 and initially specialized in public schools, urban apartment houses and private homes of Colonial Revival and Arts and Crafts design. The project reflects Kilham's "special interest in low-cost housing design and community planning as well as the impacts of English Garden-city aesthetics and ideology." Woodbourne was the firm's "first self-contained suburban housing development built on garden-city principles." (Candee and Hardwicke).

**TREES AND PLANTINGS** Landscaping is an important component of this development.

Southbourne (even) dwellings arranged around 3 distinct courtyards with trees.

Florian Street cluster has small yards with trees at street and along pathway shrubs at house.

**FENCING** Chain link fences define yards at Wachusett-Florian Street cluster

**ART** None

**OTHER** Development retains original internal circulation system (brick pathways) around and through Southbourne courtyards.

Wachusett/Florian cluster has brick pathways off of Florian Street.

**BIBLIOGRAPHY** Maps and Atlases: 1874, 1884, 1896, 1914 (Boston).

Candee, Richard and Greer Hardwicke. "Early Twentieth -Century Reform Housing by Kilham and Hopkins," *Winterthur Portfolio*, #22 (Spring 1987), pp.47-80.

"Woodbourne: A Description of Single and Semi-Detached Houses... by the Boston Dwelling House Company." Boston, no date (prospectus)





ADDRESS Florian, Southbourne & WachusettNAME Woodbourne

The firm of Francis R. Allen (1843-1931) and Charles Collens (1873-1956) was organized in 1904. Allen & Collens won wide recognition in designing numerous institutional buildings, including buildings for Middlebury, Williams and Vassar Colleges and Columbia University, and a number of churches, among them the Lindsay Memorial Chapel at Emmanuel Church in Boston (1925).

Woodbourne borrows its name from the Minot family estate formerly on the property.

PRESERVATION CONSIDERATIONS:

The entire development is recommended for listing on the National Register of Historic Places.

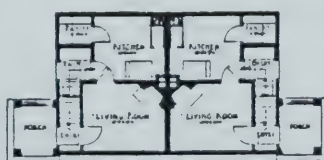
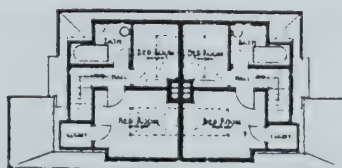






ADDRESS SOUTHBOURNE, FLORIAN, WACHUSETTNAME WOODBOURNEEXCERPTS FROM  
PROSPECTUS, ca. 1911.

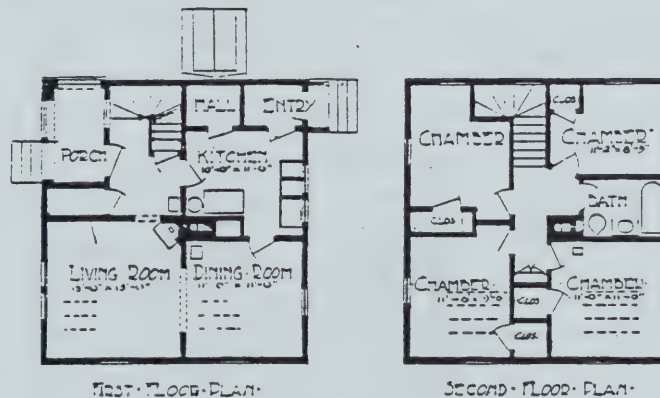
A block of six semi-detached houses which forms part of the group shown on page 4. A study of the plan on the following page will show the compact arrangement which, at the same time, gives the greatest possible privacy, surrounded as the block is by parks.

FIRST FLOOR PLAN  
DOUBLE HOUSESECOND FLOOR PLAN  
DOUBLE HOUSEFIRST FLOOR PLAN  
SINGLE HOUSESECOND FLOOR PLAN  
SINGLE HOUSE

A group built by Allen &amp; Collens, Architects.







TYPE 'B'

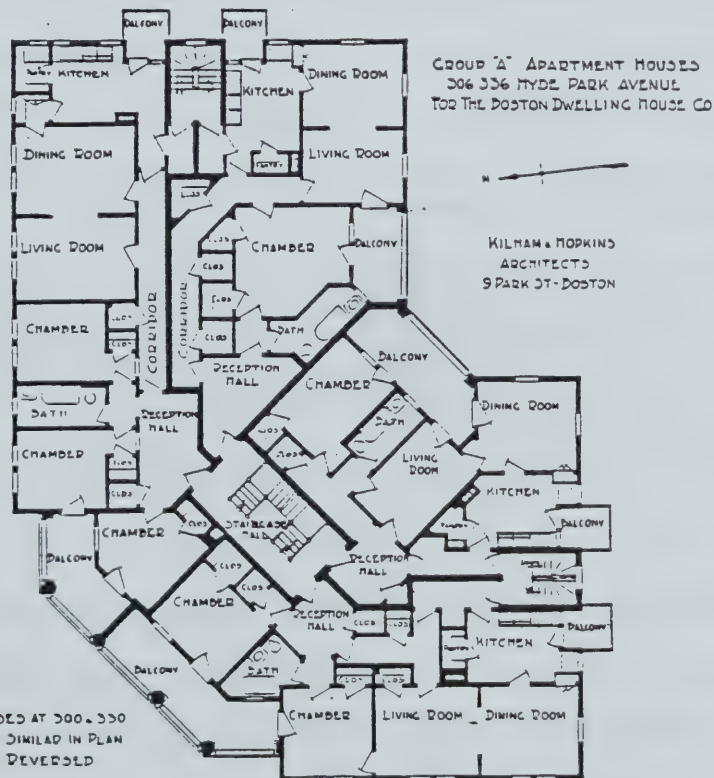
Plan and perspective view of a single house of the modern hollow tile and cement construction. This house forms part of the group shown on page 19.

EXCERPT FROM WOODBOURNE  
PROSPECTUS, ca. 1911. VIEW  
AND PLAN OF COTTAGES IN  
FLORIAN-WACHUSETT CLUSTER.





View showing portion of Hyde Park Avenue side of property.



SECOND - THIRD FLOOR PLANS

EXCERPTS FROM WOODBOURNE PROSPECTUS,  
ca. 1911. VIEW AND PARTIAL PLAN OF  
APARTMENTS ON HYDE PARK AVENUE,  
DEMOLISHED 1976.





ADDRESS 16-18 Walk Hill St. COR. Wenham Street

NAME Chemical 13 (1919)  
present original

MAP No. 13-14N/7E SUB AREA Forest Hills

DATE 1909 permit  
source

ARCHITECT Mollard & Booth? (illegible on permit)  
source

BUILDER Martin Flynn permit  
source

OWNER City of Boston  
original present

PHOTOGRAPHS 24-1/1, 1/2, 1/3\*-89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) engine house converted to apartments

NO. OF STORIES (1st to cornice) two plus --

70F hip cupola domical dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2-st. brick building, square massing. 2 octagonal cupolas at roof  
ridge, brick end-wall chimney S side. Overhanging eaves, triangular knee-brace brackets.  
Brick and stone corner buttresses framing infill clapboarding on 1. Decorative brickwork  
patterns in wall on 2. 2-st. brick octagonal tower at SW corner w/ embattlements and  
glass entry door at base. Tripartite window w/ transoms on S wall of tower.  
sash and door replacement,

EXTERIOR ALTERATION minor moderate drastic garage bays infilled

CONDITION good fair poor LOT AREA 11,253 sq. feet

NOTEWORTHY SITE CHARACTERISTICS incline SE toward Wachusett Street with dropped  
side yard on Wachusett side; landscaped lot

#### SIGNIFICANCE (cont'd on reverse)

This Arts & Crafts buildings, unusual in the survey area for its form and architectural styles, was constructed as an engine house. The architects may be Alexander Mollard and James H. Booth, who were listed in the Boston city directory in 1901. The station was known as Chemical 13 in 1919. Further research is needed on the architects and early history of this building.

In 1964, the engine house was converted into 13 apartments.

Moved; date if known           --          

Themes (check as many as applicable)

Aboriginal	<u>          </u>	Conservation	<u>          </u>	Recreation	<u>          </u>
Agricultural	<u>          </u>	Education	<u>          </u>	Religion	<u>          </u>
Architectural	<u>  x  </u>	Exploration/	<u>          </u>	Science/	<u>          </u>
The Arts	<u>          </u>	settlement	<u>          </u>	invention	<u>          </u>
Commerce	<u>          </u>	Industry	<u>          </u>	Social/	<u>          </u>
Communication	<u>          </u>	Military	<u>          </u>	humanitarian	<u>          </u>
Community/	<u>          </u>	Political	<u>          </u>	Transportation	<u>          </u>
development	<u>          </u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and atlases: 1884, 1896, 1905, 1914 (Boston).  
Mass. COPAR. Directory of Boston Architects. 1984.



BOSTON LANDMARKS COMMISSION Building Information Form Form No. <sup>RD</sup>520 Area RoslindaleADDRESS 40 Walk Hill St. COR. Wachusett St.NAME St. Andrew the Apostle Church  
present originalMAP No. 13-14N//8E SUB AREA Forest HillsDATE Cornerstone permit  
sourceARCHITECT O'Connell & Shaw permit  
sourceBUILDER Coble & Griffin permit  
sourceOWNER Roman Catholic Archbishop of Boston  
original presentPHOTOGRAPHS 25-1/3, 1/4, 1/5\* -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) ChurchNO. OF STORIES (1st to cornice) One plus dormersROOF Gable cupola -- dormers shedMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone ashlar concrete iron/steel/alum.  
cast stone detailing

BRIEF DESCRIPTION : 1 1/2-st. gable-end church w/ lateral wing W side. 3 x 8 bays, corner buttresses at facade, 1-st. buttresses down nave. 1 1/2-st. truncated tower at juncture of nave and sanctuary has secondary entry at base. Parapeted end walls, center double-door entry in cast-stone frontispiece w/ entiched portal. Rose window in gable end, pointed-arch windows in nave. detached school at rear.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 5000 sq. feetNOTEWORTHY SITE CHARACTERISTICS Manicured corner lot w/ shrubs at WalkHill St. - detached school at rear along Wachusett.

## SIGNIFICANCE (cont'd on reverse)

The only Roman Catholic church at Forest Hills, St. Andrew the Apostle parish was established in August 1918 with territory taken from Sacred Heart parish in Roslindale (see form) and St. Thomas Aquinas parish in Jamaica Plain. St. Andrew's was the second parish in the survey area to be detached from Sacred Heart, the first being St. Theresa's in the Spring Street area of West Roxbury in 1896. First pastor of St. Andrew's was the Rev. (later the Right Rev.) William J. Casey.

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>  x  </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>    </u>	Science/ invention	<u>    </u>
The Arts	<u>    </u>	Industry	<u>    </u>	Social/ humanitarian	<u>    </u>
Commerce	<u>    </u>	Military	<u>    </u>	Transportation	<u>    </u>
Communication	<u>    </u>	Political	<u>    </u>		
Community/ development	<u>    </u>				

Significance (include explanation of themes checked above)

Construction of the church involved the relocation of a house to a site further east on Walk Hill Street. The church was dedicated May 11, 1924, although work on interior finishes and the rectory continued throughout the 1920's. A building permit issued for the removal of the steeple in 1978 accounts for the truncated appearance of the tower.

Timothy G. O'Connell and Richard J. Shaw reportedly designed churches and other ecclesiastical buildings throughout New England, in addition to the West Roxbury District Court House (1922, see form). Their office was located at 18 Boylston Street and later 134 Newbury Street. Little is known about O'Connell. Shaw (d. 1958) graduated from the Harvard School of Design in 1912, and worked in local offices until he was appointed superintendent of construction in Newport, R.I. He began his association with O'Connell by ca. 1920. Shaw is perhaps best known in Boston as the designer of the Hatch Shell on the Charles River Esplanade (1940). He maintained an office at 25 Huntington Avenue near Copley Square from the 1930's through the 1950's.

Further research is needed on the circumstances that led to the creation of St. Andrew's parish.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

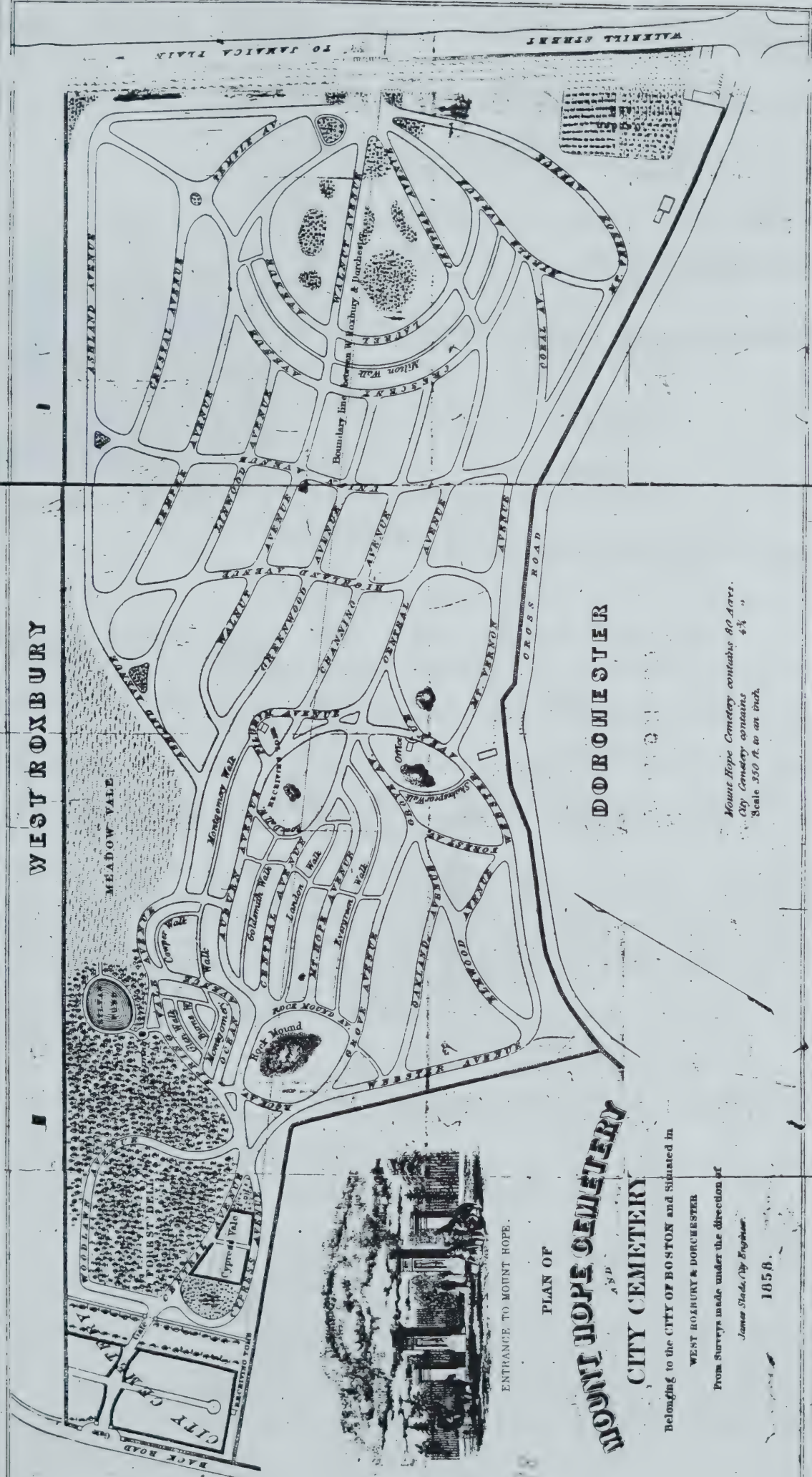
Building permits.

Maps and atlases: 1896, 1905, 1914 (Boston); 1929 (Boston Sanborn)  
B.P.L. Fine Arts Dept., Architects File

Archdiocese of Boston, Chaucery Archives. (1927) Plans  
of interior and site plan.



WEST ROXBURY



ENTRANCE TO MOUNT HOPE.

PLAN OF

**MOUNT HOPE CEMETERY**

AND  
**CITY CEMETERY**

Belonging to the CITY OF BOSTON and Situated in

WEST ROXBURY & DORCHESTER

From Surveys made under the direction of

James Stedman, City Engineer.

1858.

Mount Hope Cemetery contains 80 Acre.  
City Cemetery contains 4 1/2 " "  
Scale 350 ft. to an inch.

SOURCE: MT. HOPE BY-LAWS, 1858.

20802





ADDRESS 25 Walk Hill Street COR. Wachusett Street

NAME Francis Parkman School  
present original

MAP No. 13N/7E SUB AREA Forest Hills

DATE 1899 Names of Boston's Schools  
source

ARCHITECT Perkins & Betton Names of Boston's Schools  
source

BUILDER source

OWNER City of Boston  
original present

PHOTOGRAPHS 25-6/3\*, 6/4, 6/5-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) school

NO. OF STORIES (1st to cornice) two plus --

DOF flat cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick caststone details concrete iron/steel/alum.

BRIEF DESCRIPTION 2-st. school on raised basement. Asymm. facade on Walk Hill Street, 7 bays. 1-st. brick entry portico in 3rd bay, round-arch door surround and Ionic corner pilasters in stone. 20 bays on secondary elevation on Wachusett, center six bays on 1 and 2 in rectangular cast-stone surrounds. Keyed stone lintels on remaining windows on 1, round-arch stone window heads on 2. Dentil cornice, plain frieze, stone belt course bt. 1 and 2, water table. Name of school in panel over entrance.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 40,219 sq. feet

NOTEWORTHY SITE CHARACTERISTICS lot occupies incline overlooking Hyde Park Avenue;  
stone wall and chain fence around property

#### SIGNIFICANCE (cont'd on reverse)

Parkman School is the oldest extant school building in Forest Hills. Built in 1899 as a primary school in the Aggasiz district, the building was enlarged in 1904 and made a grammar school independent of the Agassiz district.

Francis Parkman (1823-1893) was born in Boston, the son of a leading Unitarian minister. As an American historian, he was best known for his history of the course of the Anglo-French conflict in North America. Parkman died in Jamaica Plain.

Little is known about the practice of Charles Bruen Perkins

Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>  x  </u>	Religion	<u>    </u>
Architectural	<u>  x  </u>	Exploration/	<u>    </u>	Science/	<u>    </u>
The Arts	<u>    </u>	settlement	<u>    </u>	invention	<u>    </u>
Commerce	<u>    </u>	Industry	<u>    </u>	Social/	<u>    </u>
Communication	<u>    </u>	Military	<u>    </u>	humanitarian	<u>    </u>
Community/	<u>    </u>	Political	<u>    </u>	Transportation	<u>    </u>
development	<u>    </u>				

Significance (include explanation of themes checked above)

and Cornelius Grinnell Betton. The partnership is listed in Boston city directories from 1892 to 1899.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Paraboschi, Marie I. "Parkway in Retrospect." Parkway Transcript (August 31, 1939), School Volunteers for Boston. Names of Boston's Public Elementary and Middle Schools: Their Origin. 1980.  
Mass. COPAR. Directory of Boston Architects. 1984.



ADDRESS 355 Walk Hill Street COR. \_\_\_\_\_

NAME Mount Hope Cemetery  
present original

MAP No. 11-12N/8-9E SUB AREA Mount Hope

DATE 1852 Consecration program  
source

ARCHITECT \_\_\_\_\_  
source

BUILDER \_\_\_\_\_  
source

OWNER \_\_\_\_\_  
original present

PHOTOGRAPHS 27 - 4/3\*, 4/4-4/6 - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Cemetery

NO. OF STORIES (1st to cornice) \_\_\_\_\_ plus \_\_\_\_\_

OF \_\_\_\_\_ cupola \_\_\_\_\_ dormers \_\_\_\_\_

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Roughly 115 acres bounded by Harvard Street to East, Calvary Cemetery to south, residential construction on Canterbury & Paine Streets to west and Walk Hill Street (entrance) to north. Varied topography, generally rising southwest from entrance; man-made lake. Ornamental iron entrance gate flanked by gabled administration building and chapel, both of random course stone. 1½ story administration building with 2 cross gables on facade, window and door surround

EXTERIOR ALTERATION minor moderate drastic \_\_\_\_\_

CONDITION good fair poor \_\_\_\_\_ LOT AREA 5,454,709 sq. feet

NOTEWORTHY SITE CHARACTERISTICS see description

### SIGNIFICANCE (cont'd on reverse)

DESCRIPTION (continue) in contrasting stone. 1 story chapel has gabled parapet walls, square tower with embattlements at northwest corner, porte-cochere east side, stained glass windows with stone tracery. Soldiers and Sailors monument of Concord granite.

SIGNIFICANCE Mount Hope Cemetery was incorporated November 10, 1851 and consecrated June 24, 1852. By the 1850s, the city's old graveyards were closed due to overcrowding; in-ground burials in city cemeteries were possible only at South and East Boston. Located approximately 5 miles from Boylston Market and with

(continued on reverse)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

easy access to the Providence Railroad, Mt. Hope was convenient to downtown Boston and offered the citizens rural atmosphere as in Forest Hills Cemetery (1848, see form) and Mount Auburn Cemetery in Cambridge, without the high cost of burial lots.

The original cemetery comprised approximately 85 acres straddling West Roxbury and Dorchester town lines. By the time title was conveyed to the City of Boston in 1857, 427 lots had been sold. Some lots and associated monuments are owned by Fraternal organizations such as the Masons, Elks and Odd Fellows, and monuments have been erected on these lots. Most significant to the city is the Army and Navy lot overlooking Forest Hills Cemetery, created in 1865 for the remains of soldiers and sailors of Boston who died in the Civil War. The Granite Railway Co. furnished the granite for the obelisk, which was designed by E.R. Brown. 300 soldiers and sailors were interred in the lot, including the reinterred remains of about 20 soldiers who died in the first year and were originally buried at Copp's Hill.

The entrance gate with flanking chapel and administration building dates to c.1900. The cornerstone of the administration building dates to c.1899; the chapel predates c.1905. Both buildings reportedly built of stone quarried on the property. More research needed on chapel & stained glass windows.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Cemetery is open to public. Better maintenance, possibly rehabilitation of chapel should be investigated.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Mount Hope Cemetery in Dorchester & West Roxbury: Exercises at the Consecration, Thursday, June 24, 1852. Boston: Crosby Nichols & Co., 1852.

By-Laws of the Trustees of the Mount Hope Cemetery of the City of Boston. Boston: Rockwell & Churchill, 1874.

"Erection and Dedication of the Soldier's & Sailor's Monument in the Army and Navy lot in Mt. Hope Cemetery." Boston, 1867.

"West Roxbury and Roslindale - Residential Suburbs" Souvenir edition of the West Roxbury News c.1905.





ADDRESS Walter Street COR. at Arnold Arboretum

NAME Walter Street Burial Ground  
present original

MAP No. 13N/6E SUB AREA Centre-South

DATE 1722 Drake  
source

ARCHITECT source

BUILDER source

OWNER Second Church of Roxbury  
original present

PHOTOGRAPHS 24-4/5, 4/6\*-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) cemetery

NO. OF STORIES (1st to cornice) plus

ROOF cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

# BRIEF DESCRIPTION

small rustic cemetery of eleven stones and one tombe opening directly onto southwest corner of Arnold Arboretum. Mostly slate headstones from the 18th century; one marble headstone (1860s) marking grave of a Rev. War soldier. Bronze plaque mounted on puddingstone boulder (1903) at entrance.

EXTERIOR ALTERATION minor moderate drastic drastic

CONDITION good fair poor LOT AREA 35,313 sq. feet

NOTEWORTHY SITE CHARACTERISTICS on southerly slope of Peter's Hill, which  
crests in Arboretum

## SIGNIFICANCE (cont'd on reverse)

Walter Street Burial Ground is highly significant in the survey area as the only physical evidence of Second Church of Christ in Roxbury, which built its first meetinghouse adjacent to this site on Peter's Hill by 1712. The burial ground continued to be used by the church after a second meetinghouse was built at the corner of Centre and Church Streets in 1773.

Among the Second Church parishioners at the burial ground were members of the Child, Mayo, Weld, Baker,



Moved; date if known           --          

Themes (check as many as applicable)

Aboriginal	<u>          </u>	Conservation	<u>          </u>	Recreation	<u>          </u>
Agricultural	<u>          </u>	Education	<u>          </u>	Religion	<u>  x  </u>
Architectural	<u>          </u>	Exploration/	<u>          </u>	Science/	<u>          </u>
The Arts	<u>          </u>	settlement	<u>  x  </u>	invention	<u>          </u>
Commerce	<u>          </u>	Industry	<u>          </u>	Social/	<u>          </u>
Communication	<u>          </u>	Military	<u>          </u>	humanitarian	<u>          </u>
Community/	<u>          </u>	Political	<u>          </u>	Transportation	<u>          </u>
development	<u>          </u>				

Significance (include explanation of themes checked above)

Davis, and Chamberlain families, whose farms dotted Roslindale and lower Jamaica Plain in the late 18th and early 19th centuries. During the Revolution, several soldiers who died at Jamaica Plain "hospitals" (homes used to treat wounded soldiers) were buried in a western lot at Walter Street. The lot is marked by the bronze and puddingstone monument erected in 1903 by the Massachusetts Society of the Sons of the American Revolution. A stone marker at the grave of Jonathan Hale Wolcott, another soldier of the Revolution, dates to the Civil War era and may be a replacement for an earlier marker.

This burial ground was known as Peter's Hill or Central Burial Ground in the 19th century. Originally owned by members of the Davis and Weld families, the land on Peter's Hill was sold in various parcels to Benjamin Bussey between 1832 and 1837. Bussey, a wealthy silversmith-turned-industrialist, assembled his estate in six parcels between 1806 and 1837, and bequeathed the land to Harvard College upon his death in 1842. This section south of Bussey Street was brought into the Arboretum in 1895.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

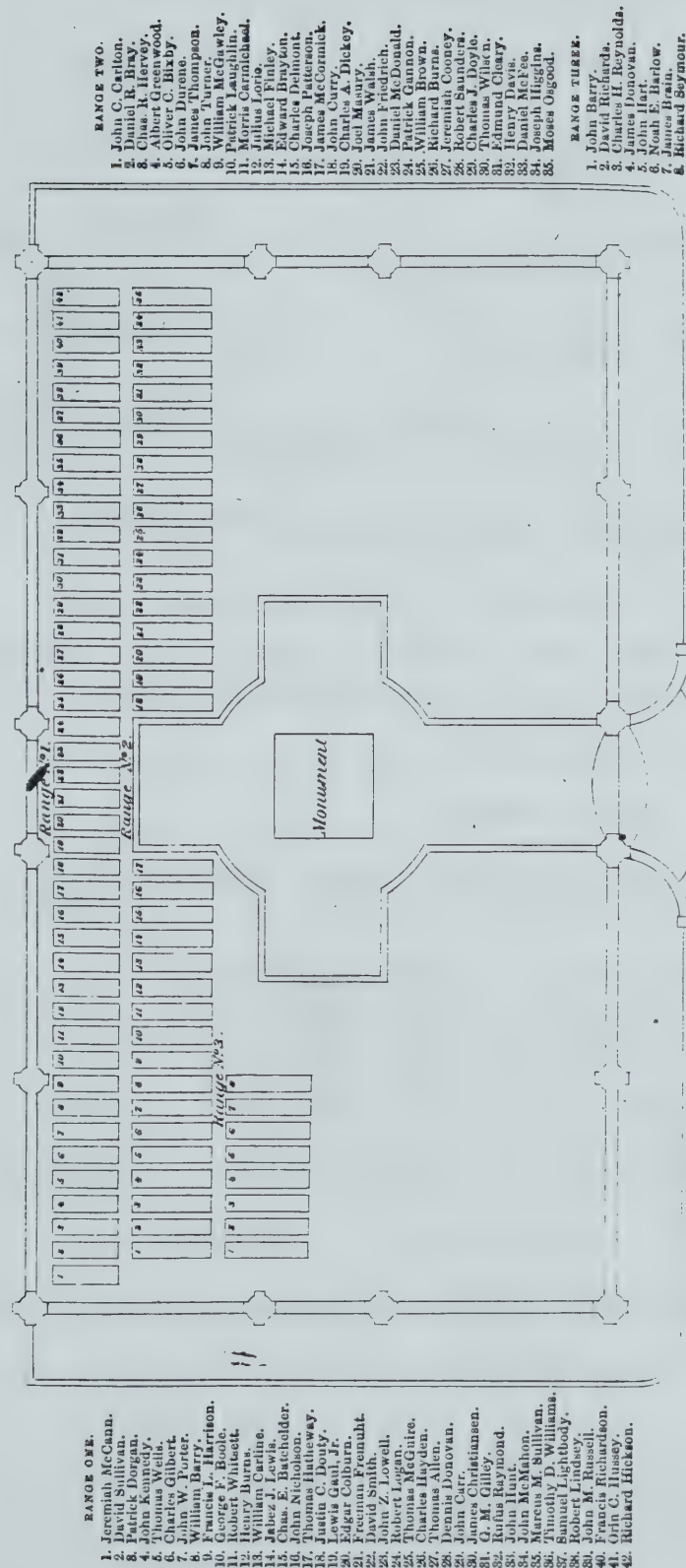
Recommended for individual listing in the National Register of Historic Places.

An inventory of stones and markers at Walter Street was completed in July 1987 by the Historic Burying Grounds Initiative (City of Boston, Parks and Recreation Department). A final report is in progress.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

- HBGI. Draft final report for Walter Street Burial Ground. n.d.  
Drake, Francis. The Town of Roxbury: Its Memorable Persons and Places.  
Boston: Municipal Printing Office, 1905 (reprint of 1878 edition).  
Rau, Hugh M. "Notes on the Early Uses of Land Now in the Arnold Arboretum."  
Arnold Arboretum, Harvard University, Bulletin of Popular Information.  
Series 4, vol. 3, no. 9-12. December 23, 1935.

Plan of Graves  
in  
Soldiers' Lot at Mt Hope Cemetery.



SOURCE: ERECTION AND DEDICATION OF THE SOLDIERS' AND SAILORS' MONUMENT IN THE ARMY AND NAVY LOT IN MT. HOPE CEMETERY. BOSTON, 1867.





ADDRESS 49,51,53 Walter St. COR. near Symmes Street

NAME

present

original

MAP No. 13N/6E

SUB AREA Centre-South

DATE 1884-ca.1896

Atlases

source

ARCHITECT

source

BUILDER

source

OWNER C.S. Keith (1896)

original

present

PHOTOGRAPHS 37 - 1/2, 1/3\*, 1/4-89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Block of 3 single family houses

NO. OF STORIES (1st to cornice) two plus attic

DOF Hip cupola - dormers Hip

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 story block of Colonial Rev. houses. Two party walls and tall brick chimneys protrude from roofline. Hip roof with center cross-gabled pavilion displaying stucco and decorative half-timbering in gable end. Overhanging eaves, paired oversized brackets at cross gable. #51 at center has enclosed porch with secondary cornice on 1, paired windows with decorative infill panel on 2, attic window in gable.  
(cont.)

EXTERIOR ALTERATION minor moderate drastic porch infill, storm doors

CONDITION good fair poor LOT AREA 26,526 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Large lot on busy neighborhood thoroughfare;  
three paved paths from sidewalk to houses

# SIGNIFICANCE (cont'd on reverse)

DESCRIPTION (cont.): Flanking round bay front houses have entries with sidelights and wide surrounds at far ends, 4 windows in bays on 1 and 2, single hipped dormers with tapered bases. Generally 6 over 1 sash, diamond pane upper sash in paired windows on #51.  
(Map)

SIGNIFICANCE: A massive Colonial Revival style block, this building consists of three single-family homes designed as a single, symmetrical unit. The block is unusual in the survey area, where detached multi-family dwellings predominate.

(cont. on reverse)



Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Little is known about circumstances of the houses' construction. City Directories yield no information about C.S. Keith.

The integral entry porches were enclosed in 1964.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building Permits - Original permit not located

Maps & Atlases - 1874 (Suffolk); 1884, 1896 (Boston)

Boston City Directories

ADDRESS 4228 Washington St. COR. Cummins HighwayNAME MBTA Substation  
present originalMAP No. 12N/6E SUB AREA Village lower Wash.DATE 1911 permit  
sourceARCHITECT Stone & Webster Engineering Corp/permit  
sourceBUILDER Stone & Webster Egin. corp. permit  
sourceOWNER Boston elevated railway co.  
original presentPHOTOGRAPHS 41-1/3, 1/4, 1/5\* -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) power plantNO. OF STORIES (1st to cornice) one plus attic/raised basementJOFF flat cupola -- dormers --MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone cast concrete iron/steel/alum.

BRIEF DESCRIPTION : 1 1/2-st. Neo-Classical building. Gabled parapet wall on facade topped with an anthemion relief. 1 double-height facade bay in slightly projecting pavilion, 4 bays (3 round-arched each side; bays infilled w/ brick on N side. Cast-stone watertable, ornamentation of contrasting hard-fired bricks around window openings and as stringcourse over 1. Multi-pane industrial sash.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 18,065 sq. feetNOTEWORTHY SITE CHARACTERISTICS Prominent corner site in RoslindaleVillage at intersection of two major arteries.

## SIGNIFICANCE (cont'd on reverse)

(Excerpts from APA survey form, 1984)

"This substation follow the pattern for the building type set by the engineering firm Stone and Webster in 1909. ...Unlike other stations, however, this one is ornamented with hard-fired bricks for contrasting texture and color..."

"From 1889 until 1910 power used in the rapid transit system was generated as direct current by a number of power stations which then distributed it through the system by feeder stations. Boston Elevated Railway Co. engineers determined that centralization of power supply and the use of alternating current would



Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>      </u>	Science/ invention	<u>      </u>
The Arts	<u>      </u>	Industry	<u>  x  </u>	Social/ humanitarian	<u>      </u>
Commerce	<u>      </u>	Military	<u>      </u>	Transportation	<u>      </u>
Communication	<u>      </u>	Political	<u>      </u>		
Community/ development	<u>      </u>				

Significance (include explanation of themes checked above)

provide an economy, so they contracted Stone and Webster to construct the South Boston power station and five substations. They added substations as power was needed through the system. This station was the first to be added after the original five." Its construction reflects the growth of Roslindale and the opening of the elevated extension to Forest Hills in 1909.

"The station retains much of its original equipment with one rotary converter of 1,000 kw capacity dating from 1911 and two 2,000kw ratary converters dating from 1921 and 1937."

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for inclusion in Roslindale Village National Register historic district.

1984 survey by Architectural Pres. Associates recommended thematic Nat. Register nomination of power generation and distribution buildings owned by MBTA, to include Ros. substation.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Architectural Preservation Associates. Mass. Bay Transport. Authority Historic Properties Survey/Narrative Report. June 1984.

"A chronicle of the Boston Transit System." ms. 1981.

ADDRESS 4246 Washington St. COR. Poplar Street

NAME Roslindale Branch Public Library  
present original

MAP No. 12N/6E SUB AREA village-lower Wash.

DATE 1960-1961 permit

ARCHITECT Isidore Richmond & Carney Goldberg source  
permit

source

BUILDER S. Volpe & Co., Inc. permit

source

OWNER City of Boston

original present

PHOTOGRAPHS 40 - 3/2\*, 3/3, 3/4 - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) library

NO. OF STORIES (1st to cornice) one plus -

ROOF flatm domical cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION One-story steel and wood-frame library. Semi-circular massing curving at Washington Street-Poplar Street corner, rectangular extension to SE. Semi-circular dome Brick end walls, full-height steel and glass bays rounding corner, recessed entry on Washington Street Band of decorative colored tiles at cornice.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 14,329 sq. feet

NOTEWORTHY SITE CHARACTERISTICS prominent corner site in Roslindale Village

### SIGNIFICANCE (cont'd on reverse)

The Roslindale Branch Library is the best example of mid-20th century institutional architecture observed in the survey area. From ca. 1865 to ca. 1917, the library occupied a frame building on the site of Adams Park, moving to the corner of Washington Street and Ashland Street (now Cummins Highway) upon completion of the new Municipal Building. The Roslindale library became a branch of the Boston Public Library in Dec. 1878. The present library building occupied the site of two of Roslindale's old engine houses; in fact, the building permit issued for the library notes that the building will be built on the existing fire station basement. The second fire station was demolished ca. 1961. Isidore Richmond (b. 1893) and Carney Goldberg (b. 1907) made

(continued on reverse side)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

improvements to a number of public schools in the survey area in the 1950s and 1960s. Both men were born in Chelsea, studied architecture at MIT (Goldberg received a master's degree in 1929), and traveled abroad on Rotch Traveling Scholarships, Richmond from 1923-1925 and Goldberg from 1931-1933. Richmond apprenticed in the office of Cram, Goodhue & Ferguson and worked as a draftsman and designer for Bellows & Aldrich and Guy Lowell. Goldberg was a draftsman for D.Leland & Co. and a designer for Coolidge, Shepley, Bulfinch & Abbott. After years in their respective individual practices, the architects formed a partnership in 1946. Between them, Richmond and Goldberg designed several municipal buildings and temples, particularly in Brookline.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for inclusion in Roslindale Village  
National Register Historic District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps and Atlases: 1896, 1905, 1914, 1924 (Boston); 1929, 1950 (Boston Sanborns).  
Paraboschi, Manel. "Parkway in Retrospect." Parkway Transcript, X (Aug. 10, 1939), p.7.  
Letter to the editor on Adams Park. Parkway Transcript, IX (Feb.23,1939), p.2.  
Boston 200 Neighborhood Series, Roslindale. 1975.  
Koyl, George S. American Architects Directory. 2nd ed. NY: Bowker & Co., 1962.





ADDRESS 4252-62 Washington COR. Poplar Street  
NAME Parkway Building  
present original  
MAP No. 12N/6E SUB AREA Village-LowerWash.  
DATE 1928 permit  
source  
ARCHITECT Maurice F. Levy permit  
source  
BUILDER source  
OWNER Basile Realty Co.  
original present  
PHOTOGRAPHS 40 - 3/5, 4/1\*, 4/2, 4/3 - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) commercial block

NO. OF STORIES (1st to cornice) two plus         

ROOF          cupola          dormers         

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 story commercial building in Art Deco style with primary elevation on Washington Street, wrapping Poplar Street corner. Parapet wall at roof with decorative panels, punctuated by zuggurat embattlements. Washington St. facade: 5 bays separated by stone piers extending thru roofline. Narrow central bay containing entry to upper stories. Windows on 2 in groupings of 2 to 5 per bay, double-hung sash. 3 bays on corner, 7 on Poplar. Storefronts w/ recessed entries

EXTERIOR ALTERATION minor moderate drastic storefronts, sash // brick bands over 1 & 2

CONDITION good fair poor          LOT AREA 14,690 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Corner site at major intersection in Roslindale Village.

SIGNIFICANCE (cont'd on reverse)

The Parkway Building is a major character-defining feature in the Roslindale Square and an important example of Art Deco commercial buildin in the survey area.

Tenants in the building in the 1940s included the Washington Spa.

(continued on reverse)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

John Basile of Basile Realty Company was a local contractor responsible for the construction of residential and commercial buildings in the Roslindale village vicinity in the late 1920s and early 1930s. He hired Boston architect Maurice Levy to design not only the Parkway Building but a group of three houses farther south at 4459, 4463 and 4467 Washington Street (1927, see form). Little else is known about Levy's career; he is listed only briefly in Boston city directories as an architect from 1928 to 1930.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for inclusion in the Roslindale Village National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Boston city Directories.

Mass. COPAR Directory of Boston Architects., 1984.

ADDRESS 4354 Wash. St. COR. Top of Hayes Rd.

NAME present original

MAP No. 11N/6E SUB AREA Metro Hill/Beech

DATE 1928 permit  
source

ARCHITECT H.H. Selesnich permit  
source

BUILDER source

OWNER Mario Capera permit  
original present

PHOTOGRAPHS 33 - 4/1, 4/2\*, 4/3, - 89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) three plus raised Basement

ROOF flat cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone detailing concrete iron/steel/alum.

BRIEF DESCRIPTION: 3-st. house, Neo-classical style. Bowfront and flush entry bay, parapet wall on facade w/ medallion in entry bay, stone cornice. Triple windows over entry on 2 and 3, 3 windows across bowfront on each level; molded stone lintels and sills. Raised entry in keyed stone surround, replacement metal and glass door. Ground floor metal and glass storefront system w/ multi-color tile surround. metal and glass systems

EXTERIOR ALTERATION minor moderate drastic in entry and ground floor

CONDITION good fair poor LOT AREA 8534 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Shallow building setback on heavily trafficked artery.

#### SIGNIFICANCE (cont'd on reverse)

This freestanding brick bowfront is very unusual in the survey area, where three-family houses are predominantly wood-frame triple-deckers.

The building design suggests its development by individuals who were not familiar with typical house types and materials in Roslindale. Developer Mario Capera lived at 21 Maverick Street, East Boston. Architect H. H. Selesnich resided at 22 Watts Street in Chelsea.

There is no indication that the building was designed with a ground-floor



Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>  x  </u>	Exploration/	<u>      </u>	Science/	<u>      </u>
The Arts	<u>      </u>	settlement	<u>      </u>	invention	<u>      </u>
Commerce	<u>      </u>	Industry	<u>      </u>	Social/	<u>      </u>
Communication	<u>      </u>	Military	<u>      </u>	humanitarian	<u>      </u>
Community/	<u>      </u>	Political	<u>      </u>	Transportation	<u>      </u>
development	<u>      </u>				

Significance (include explanation of themes checked above)

store. The plate glass and aluminum enclosure with canopy dates to 1964.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permit.

ADDRESS 3895 Washington St. COR. Arboretum Road

NAME Puritan Ice Cream Company  
present original

MAP No. 14N/7E SUB AREA Village-Lower Wash.

DATE 1918 permit  
source

ARCHITECT John J. Smith permit  
source

BUILDER Otto A. Melrich permit  
source

OWNER Angelo Raudo  
original present

PHOTOGRAPHS 24 - 2/4, 2/5, 2/6\*, 2/7 - 89

TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) factory

NO. OF STORIES (1st to cornice) two plus

ROOF cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 story industrial building, 3 x 5 bays. double-height paneled brick piers topped with stone orbs divide bays on facade and sides. Piers flanking center entry carry narrow parapet wall with stone coping and central round ornament. Segmental-arch window openings between piers generally infilled or reduced in size; multi-pane industrial sash intact in some windows on south side. Raised stone steps to entrance.

EXTERIOR ALTERATION minor moderate drastic brick infill windows

CONDITION good fair poor LOT AREA 14328 sq. feet

NOTEWORTHY SITE CHARACTERISTICS 25 foot set back from Washington Street;  
shrubs at building.

#### SIGNIFICANCE (cont'd on reverse)

An intact, though somewhat altered industrial building, the Puritan Ice Cream Company factory reflects a nationwide expansion of the ice cream industry in the early decades of the 20th century.

The manufacture of Ice Cream for sale through dealers, instead of directly to consumers was begun in Baltimore by Jacob Fussell, a milk dealer, in 1851. Fussell opened his third plant in Boston in 1862. It was not until the early 20th century that ice cream manufacturers recognized their common interest as a branch of industry distinct from the confectionery or milk industries.

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	<u>X</u>	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

The nationwide annual output of ice cream quadrupled between 1900 and 1910, with about 3/4 of that gain in volume after 1905. The expansion is credited to the development of a manufacturing science that resulted in greater production capacity to increase the available supply of ice cream.

Further research is needed on the development of the Puritan Ice Cream Co. in particular and its role in Boston manufacturing in general. Angelo Rando a Roxbury resident when the factory was built, owned the building for many years. Little is known about the architect, John J. Smith. he maintained an office on Washington Street and designed houses in Roxbury, Dorchester and Brighton in the 1890s.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Boston City Directories.

BPL Fine Arts Department, Architects file.

Stone, Orra: History of Massachusetts Industries, Volume 2. Boston-  
Chicago: The S.J. Clarke Publishing Company, 1930.



ADDRESS 4345-4351 Wash. COR. Hayes Rd.NAME Parkway Manor  
present originalMAP No. 11N/6E SUB AREA Metro Hill/BeechDATE 1930 permit  
sourceARCHITECT AWK Billings Jr. Inc. permit  
sourceBUILDER Hub Construction Co. permit  
sourceOWNER Roman Realty Trust  
original presentPHOTOGRAPHS 33 - 3/1\*, 4/5, 4/6 -89TYPE (residential) single double row 2-fam. 3-deck ten (apt.)  
(non-residential)NO. OF STORIES (1st to cornice) three plus --ROOF flat cupola -- dormers --MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.  
detailing

BRIEF DESCRIPTION: 3-st. brick apartment block in Georgian Rev. style. Symm. U-shaped plan open to Washington St. Parapet wall w/ stone panels, molded stone cornice; stone corner quoins and urns on 2-bay facade end walls. Interior walls display slightly projecting pavilions containing triple windows under keyed, flat stone lintels, 6/1 and 4/1 sash. Remaining windows single, 6/1 sash. Entries in molded stone surrounds.

EXTERIOR ALTERATION (minor) moderate drastic replacement doorsCONDITION (good) fair poor LOT AREA 15,000 sq. feetNOTEWORTHY SITE CHARACTERISTICS Building arranged around narrow grassy  
courtyard

## SIGNIFICANCE (cont'd on reverse)

This 13-apartment block is unusual in the survey area and may be one of the earliest examples of the large-scale brick apartment building in Roslindale. Most Georgian Revival buildings of this scale observed in the survey area are schools.

City directories and other sources have yielded no information on the architect, A. W. K. Billings Jr. Inc., a firm with offices at 80 Boylston Street in Boston

Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>  X  </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>      </u>	Exploration/	<u>      </u>	Science/	<u>      </u>
The Arts	<u>      </u>	settlement	<u>      </u>	invention	<u>      </u>
Commerce	<u>      </u>	Industry	<u>      </u>	Social/	<u>      </u>
Communication	<u>      </u>	Military	<u>      </u>	humanitarian	<u>      </u>
Community/	<u>      </u>	Political	<u>      </u>	Transportation	<u>      </u>
development	<u>      </u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

4459, 4463, and

4467 Washington St.

ADDRESS

Wellsmere Street

COR.

NAME

present

original

MAP No. 11N/6E

SUB AREA

Metropolitan  
Hill-Beech

DATE

1927

permits

source

ARCHITECT

Maurice Levy

permits

source

BUILDER

(#4463) Eric Carlson

permit

source

OWNER

John Basile

original

present

PHOTOGRAPHS 33 - 6/1, 6/2\*, 6/3, 6/4 - 89TYPE (residential) single double row 2-fam. 3-deck ten apt. 3-fam  
(non-residential)NO. OF STORIES (1st to cornice) three plus -ROOF flat cupola - dormers -MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

## BRIEF DESCRIPTION

Three-story, three-family houses in Neo-Classical style. Each building has flat roof, modillion cornice, 3-bay facade, center entry, triple windows at end bays on 1, 2, 3. Balconets at single windows over entry on 2 and 3, fanlight over window on 3. Windows contain 6/1 or 4/1 sash. Stucco one-story entry porch with paired posts. Giant one-story pilasters with Ionic capitals at corners and bt. bays on 2 and 3.

EXTERIOR ALTERATION minor moderate drastic pilasters and original porch removed at #4463CONDITION good fair poor LOT AREA 5331 / 5780 / 5268 sq. feetNOTEWORTHY SITE CHARACTERISTICS regularly spaced houses set close to sidewalk - picket or chain-link fences at property edges.

## SIGNIFICANCE (cont'd on reverse)

As a group, these three buildings are significant for their architectural detail in the Neo-Classical style and for their variation on the standard triple-decker form. The houses at #4459 and 4467 are the best preserved. Although the buildings were originally identical in exterior design, building permits indicate that #4459 and 4467 are three-family houses and #4463 is a six-family house. It would appear that all three buildings were six-family houses. The entry porch at #4463 was removed in 1967. John Basile of Basile Realty Company was a local contractor responsible for the construction of residential and commercial buildings in the Roslindale village vicinity in the late 1920s and early 1930s. Working with Boston architect Maurice Levy, Basile developed these buildings and the Parkway Building at (continued on reverse side.)



Moved; date if known \_\_\_\_\_ - \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

4252-4262 Washington Street (1928, see form) among others. Little else is known about Levy's career; he is listed only briefly in Boston city directories as an architect, from 1928 to 1930.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Mass. COPAR. Directory of Boston Architects, 1984  
Boston city directories.  
Building permits.



ADDRESSES 570, 574, 578, 582, 586 Weld Street

MAP NO. 13N/4E SUB-AREA Highland

DATES 1921-1923 permits source

PHOTOGRAPHS 3-3/5, 4/1, 4/2\*-89

STREET PATTERN one block between Willow and Maple Street following curve in Weld Street

TOPOGRAPHY level--houses on slight incline above street

VISTAS view W opens up to 5-corner intersection at Maple, Weld, and Pomfret Sts.

USE residential TYPE two-family

MATERIALS wood shingle STORIES 2½

ROOFS gable, hip

BUILDING PLACEMENT regularly placed following curve in street

SET BACK uniform

ARCHITECTURAL STYLE(S) Colonial Revival, some Craftsman influence

EXTERIOR ALTERATION vinyl siding EXTERIOR CONDITION good

DEMOLITION/INTRUSIONS house at #590 part of development (altered)

### SIGNIFICANCE (cont'd on reverse)

(Map)

This block of five houses displays a uniformity of size, scale, and style that characterizes subdivisions in this section of Highland in the 1920s.

Oliver D'Entremont, a builder from Roslindale, developed this side of the block. Architect of the houses was Harold Duffie, a Roslindale architect who made a major contribution to the development of the eastern end of Highland and other parts of the survey area. He designed houses on Fletcher Street and Manthorne, Theo. Parker, Halford, Redlands, and Orchard Hill Roads during the 1910s and 1920s.

The five houses are especially interesting because they impart a single-family house appearance; the paired entries are screened from view by the glass-enclosed porches. Other notable features include the cut-away window bays on the first floor, as well as the exposed rafters that suggest the influence of the Craftsman style.

SIGNIFICANCE (cont'd)

TREES AND PLANTINGS primarily shrubs at houses and sidewalk -- one large tree  
at western end of block

FENCING none

ART none

OTHER The glass-enclosed porches are original elements of the house designs, and  
not later additions.

BIBLIOGRAPHY Building permits.

Maps and atlases: 1896, 1905, 1914, 1924 (Boston).



ADDRESS 604 Weld Street COR. maple and Pomfret Sts.NAME Pioneer Food StorespresentoriginalMAP No. 13N/4ESUB AREA HighlandDATE 1924permitsourceARCHITECT Brooks-Skinner Co. Inc. permitsourceBUILDER Brooks-Skinner Co. Inc. permitsourceOWNER G. W. PeacockoriginalpresentPHOTOGRAPHS 4-3/3, 3/4, 3/5 - 8935-5/5, 6/1\* - 89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) storeNO. OF STORIES (1st to cornice) one plus ---DOF gablecupola ---dormers ---MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick veneer stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 1-st. gabled structure, no basement. 3-bay facade, center entry in built-out shed-roof enclosure flanked by large windows containing double-hung sash (1/1). Single 6/1 window W side. Matchboard treatment of facade beneath windows.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 7922 sq. feetNOTEWORTHY SITE CHARACTERISTICS located close to street at busy 5-corner intersection  
in residential neighborhood

## SIGNIFICANCE (cont'd on reverse)

This diminutive utilitarian building was constructed for George W. Peacock, a grocer who lived at 68 Garnet Road off Weld Street in West Roxbury. It appears that a neighborhood grocery has operated at this location since the (Map) 1920's.

The prefabricated structure is from the Brooks-Skinner Co. Inc. of Quincy, a firm that designed and constructed wood and steel buildings. Many garages built in the survey area in the 1920's and 1930's were Brooks-Skinner standards.

The building is an anomaly in this exclusively residential

Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>  x  </u>	Exploration/	<u>      </u>	Science/	<u>      </u>
The Arts	<u>      </u>	settlement	<u>      </u>	invention	<u>      </u>
Commerce	<u>  x  </u>	Industry	<u>      </u>	Social/	<u>      </u>
Communication	<u>      </u>	Military	<u>      </u>	humanitarian	<u>      </u>
Community/	<u>      </u>	Political	<u>      </u>	Transportation	<u>      </u>
development	<u>      </u>				

Significance (include explanation of themes checked above)

neighborhood, and most likely occupies the site of a former house. A 2-car garage at the rear of the property was built in 1932.

Weld Street was a heavily traveled east-west artery through West Roxbury in the years prior to the construction of the Veterans of Foreign Wars Parkway, and remains an important through-street today. The siting of the grocery store takes full advantage of vehicular traffic approaching from the east.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for inclusion in Highland National Register Historic District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Boston city directories.

Quincy city directories.

Atlases: 1896, 1905, 1914, 1925 (Boston).

BOSTON LANDMARKS COMMISSION Street Information Form No. RD 1020 Area Roslindale  
(Jamaica Plain)

3d)

ADDRESSES Weld Hill Street 6-76 (even), 7-75 (odd)

MAP NO. 14N/8E SUB-AREA Forest Hills

DATES mid 1890's-ca. 1910 atlases, permits  
source

PHOTOGRAPHS 25-2/2\*, 2/3\* - 89

STREET PATTERN one way from dead end down to Wenham St. - 2 - way from Wenham  
St. to Hyde Park Avenue

TOPOGRAPHY steeper incline up hill from Hyde Park Avenue approaching cemetery -  
some houses on south side built into incline toward Wachusett St.

VISTAS view W/NW beyond Washington St. to residential area nr. Arboretum

USE residential TYPE 2-family houses, triple deckers

MATERIALS clapboards, wood shingles, siding STORIES 2 1/2 - 3

ROOFS gable, dipped gable (#76)

BUILDING PLACEMENT more uniform spacing than Woodlawn St. with older houses at  
corners of Wenham St. and Wachusett St.

SET BACK most houses built to sidewalk

ARCHITECTURAL STYLE(S) colonial Revival, Queen Anne

EXTERIOR ALTERATION siding EXTERIOR CONDITION fair to excellent

DEMOLITION/INTRUSIONS none

#### SIGNIFICANCE (cont'd on reverse)

Weld Hill St. and the adjacent Tower and Woodlawn Streets constitute the most densely developed section of Forest Hills. A local contracting firm owned by Thomas F. Minton laid out these streets ca. 1892 for Weld & Browne, trustees. Minton, a Forest Hills resident, built a mixed-use brick block on Hyde Park Ave. between Tower and Woodlawn (1897, see form).

The character of multi-family houses on Weld Hill St. suggests two patterns of development: triple deckers and gabled 2-family houses as seen on Tower and Woodlawn Streets, plus more adventurous 2-family house designs. The presence of cross streets on Weld Hill may be the reason for larger lot sizes on the southern side of the street,



## SIGNIFICANCE (cont'd)

which in turn permitted greater experimentation with the 2-family house form. At the southwestern corner of Weld Hill and Wachusett St., #57 is a rambling Colonial Revival house with elaborate frieze designed by James Murray (1897). The house at #37 (photo) near Wenham St. has a wrap-around porch becoming a 2-story porch on the west side. A side-gabled house with 2-story turret is seen at #31 (photo at the northwestern corner of Weld Hill and Wenham St. The oldest houses for which permits were located were 2 1/2-story, pedimented 2-family houses at #16 and #24 (1895).

TREES AND PLANTINGS some shrubs

FENCING chain link, metal (steel?) picket, wood picket

ART none

OTHER

BIBLIOGRAPHY Building permits, maps and atlases: 1884, 1896, 1905 (Boston).

West Rox. and Ros. - Residential Suburbs. Souvenir ed. of West Rox. News, ca. 1905.





45and47 Wenham St.;

5and7 Craft Place

ADDRESSES

MAP NO. 14N/8E SUB-AREA Forest Hills

DATES 1896-1899 permits  
source

PHOTOGRAPHS 25-1/1, 1/2\*, 1/3, 2/3, 2/4\*, 2/5, 2/6-89

STREET PATTERN Wenham Street is a side street parallel to Hyde Park Avenue; Craft Place one of three dead end streets on E. side of Wenham.

TOPOGRAPHY Northeasterly incline from Walk Hill to Weld Hill Streets-easterly from Wenham Street up Craft Place.

VISTAS Length of St.

USE residential TYPE two family houses.

MATERIALS Wood shingle. STORIES

ROOFS hip

BUILDING PLACEMENT regularly spaced, w/large double house on corner and two family houses on S. side of Craft Place.

SET BACK Houses built to sidewalk

ARCHITECTURAL STYLE(S) Colonial Revival  
Porch stairs on

EXTERIOR ALTERATION #7 Craft Place EXTERIOR CONDITION excellent

DEMOLITION/INTRUSIONS --

SIGNIFICANCE (cont'd on reverse)

(Map)

As a group, the four houses in these three buildings are outstanding examples of the Colonial Revival and noteworthy for their ornamental detail. Charles Emmel, a carver and papier mache artist, owned the buildings. Emmel had a studio at 383 Albany Street in Boston and resided at the corner of Metropolitan Avenue and Poplar Street in Roslindale. George Zimmer designed a house (1895) for Joseph Goesse at the corner of Bismarck and Porter Streets in Jamaica Plain. Nothing else is known about the architect.

## SIGNIFICANCE (cont'd)

45 and 47 Wenham Street are semi-detached, two-family houses, with a parapeted brick party wall evident at the center of the roof. The two houses were conceived as a single, symmetrical block with sidelit entrances paired at the center. Directly behind are 5 and 7 Craft Place, identical two-family houses with entries in the cross-gables and rounded 2 1/2-story turrets at the northwest corners, oriented toward Wenham Street.

The extent of ornament on the buildings suggests close cooperation between architect and owner/artist. Facades on the three buildings have bracketed overhanging eaves (paneled soffits on Wenham St.) and cornices with egg and dart molding. The same molding wraps the 1-story porches and first floor facades of the Craft Place houses. Decorative bosses line the cornice on the hipped central dormer on the Wenham houses. Wide window heads bear heraldic devices on the Wenham houses and leafy ornament in relief on the Craft place houses. Panels in relief appear at 45 and 47 Wenham, one centered on the hipped facade dormer and two on each of the gabled 2-story bay windows. The larger building also displays a semi-elliptical entry porch raised on a stone foundation; square columns on a shingled balustrade carry the curving entablature. At the juncture of facade and porch roof are two large-scale decorative consoles.

TREES AND PLANTINGS shrubs on Wenham St./Craft Place corner.

FENCING chain-link fences at yards

ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits. Boston City directories.

maps and atlases: 1884, 1896, 1904 (Boston)

BPL Fine Arts Dept., Architects file.



5 and 7 Craft Place,  
45 and 47  
Wenham Street  
(left to right)



ADDRESS 530 W. Rox. Pkwy COR. Near Centre St. Rotary

NAME Holy Name Rectory  
present original

MAP No. 12N/5E SUB AREA Centre - South

DATE 1933 - 1935 Story of Holy name  
source

ARCHITECT Edward T.P. Graham permit  
source

BUILDER J. M. Dolan permit  
source

OWNER Roman Catholic Archdiocese of Boston  
original present

PHOTOGRAPHS 1- 6/2\*, 6/3, 6/4 -89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) Rectory for adjacent Church.

NO. OF STORIES (1st to cornice) two plus attic

DOF Hip cupola -- dormers Segmental

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Colonial Rev., 5 x 3 bays w/ center entry on facade and secondary center entry S side. 1-st. sunroom N side. Brick corner quoins, belt course over 1, dentil cornice. 1-st. entry porch w/ Doric columns and triglyph frieze, iron railing 2nd story, fanlight over entry. Segmental pediment over secondary entry. Keyed surrounds, 6/6 sash on 1, 2, and in dormers (4 on facade, 2 each side).

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 10,000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Landscaped site with deep setback;  
developed in conjunction with Holy Name Church directly south.

#### SIGNIFICANCE (cont'd on reverse)

Built as a rectory for Holy Name Church, this Colonial Revival house is a well-detailed example of residential construction on the West Roxbury Parkway. The parkway was laid out in the 1890's and displays a range of early to mid-20th century house styles.

Designed by Edward T.P. Graham, architect of the adjacent church, the rectory was completed in 1935. The building is the 2nd rectory for the church; the first was the former Unitarian parsonage still extant on Centre St. when the parish purchased the property in 1928.

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	<u>  x  </u>
Architectural	<u>  x  </u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Edward T. P. Graham (1871-1964) was born in Boston, lived in Cambridge, and graduated from Harvard in 1900. After studying in Europe he opened a Boston office at 20 Beacon St. in 1904, moving to 171 Newbury St. in 1917. Graham designed a number of major Boston buildings, including City Hall Annex (1914), the Registry of Motor Vehicles building, and two buildings at City Hospital. Although he did not win the competition for Boston College, Graham designed several other buildings for the Archdiocese, including St. Paul's Church and Rectory in Cambridge (1923?), Blessed Sacrament Church in Quincy, and five buildings for St. Elizabeth's Hospital in Brighton.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Boston Public Library, Fine Arts Dept. , Architects file.

"Formal Opening of Holy Name Church Sunday Morning"

Parkway Transcript, x (March 9, 1939 ), ppl, 4, 9,



ADDRESS 743 W. Rox. Pkwy COR. Woodard Rd.

NAME

presentoriginalMAP No. 11N/5ESUB AREA Bellevue Hill

DATE

1931permitsourceARCHITECT L.G. Brackett & Co.permitsourceBUILDER Angus A. MartinpermitsourceOWNER Geo. J. WalloriginalpresentPHOTOGRAPHS 13- 2/5, 3/1\*, -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)NO. OF STORIES (1st to cornice) two plus atticJOFF gable cupola -- dormers gable (pedimented)MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION: 2 1/2-st. Colonial Rev. house. 3x2 bays, side-gable roof. Triple windows flanking center sidelit entry on 1, paired windows on 2, single windows in pedimented dormers. 1-st. semi-circular entry porch w/ columns, balustrade on 2. Polygonal bay window above porch. 1-st. glass-enclosed sunrooms/porches on E and W sides. Brick sills and lintels, sash predominantly 6/1.

EXTERIOR ALTERATION minor moderate drastic Storm sashCONDITION good fair poor LOT AREA sq. feetNOTEWORTHY SITE CHARACTERISTICS Prominent elevated, landscaped site

## SIGNIFICANCE (cont'd on reverse)

Perhaps the most advantageously sited dwelling on the West Roxbury Parkway, this house faces north with Bellevue Hill rising to the south. The house is a fully developed example of the side-gabled Colonial Revival house with side wings; an earlier example of the same type, 42 Cerdan Avenue in Roslindale (1926, see form) incorporates elements of the Craftsman style.

George J. Wall resided on Garnet Road in West Roxbury prior to the construction of this house. Wall was vice president of the Paving Development and Sales Co. at 20 Providence Street, Boston. More research is needed on the firm of Leroy G. Brackett and Co., architects at 88 Tremont Street. This house



Moved; date if known     --    

Themes (check as many as applicable)

Aboriginal	<u>    </u>	Conservation	<u>    </u>	Recreation	<u>    </u>
Agricultural	<u>    </u>	Education	<u>    </u>	Religion	<u>    </u>
Architectural	<u>  X  </u>	Exploration/	<u>    </u>	Science/	<u>    </u>
The Arts	<u>    </u>	settlement	<u>    </u>	invention	<u>    </u>
Commerce	<u>    </u>	Industry	<u>    </u>	Social/	<u>    </u>
Communication	<u>    </u>	Military	<u>    </u>	humanitarian	<u>    </u>
Community/	<u>    </u>	Political	<u>    </u>	Transportation	<u>    </u>
development	<u>  X  </u>				

Significance (include explanation of themes checked above)

is the Brackett company's only design known to date.

Land for the West Roxbury Parkway was taken in 1894 by the Metropolitan Park Commission (now the Metropolitan District Commission) for the purpose of creating a landscaped roadway and park system linking Stony Brook Reservation with the Arnold Arboretum. The original 1894 plan provided for border roads to be built as city streets, in addition to a driveway up Bellevue Hill. The house at 743 is one of the last houses on this segment of the parkway before the border road turns south onto Bellevue Hill Road.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits.

Boston Directions.

Maps and atlases: 1884, 1896 (Boston)

Mass. House Doc. 1701. Rept. of the Metro. Park Commission on the

Development of West Roxbury Parkway between the Arnold Arboretum and Stony Brook Reservation. 1916

ADDRESS 22-24 Weymouth COR. Near Washington St.

NAME present original

MAP No. 8N/4E SUB AREA Spring/upper Wash.

DATE 1914 Permit source

ARCHITECT James Ball permit  
source

BUILDER John Forst Jr. permit  
source

OWNER John Forst Jr. original present

PHOTOGRAPHS 19 - 4/4\*, 4/5, 5/1, -89



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential)

NO. OF STORIES (1st to cornice) two plus --

JOE Hip cupola -- dormers --

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION : 2-story- Colonial Rev. frame apt. house. 6-bay facade w/  
glazed entry doors in center 2 bays. Unusual 2-st. split porches, nipped  
roofs, joined at center entry w/ gabled hood on shingled brackets and  
shingled arched surrounded; posts of 1 and 2 and balustrades on 2 also  
shingled. Paired 6-light rectangular windows over entry on 2.  
Random course stone foundation. 2-st. rear porch.

EXTERIOR ALTERATION minor moderate drastic Storm doors and sash

CONDITION good fair poor LOT AREA 8924 sq. feet

NOTEWORTHY SITE CHARACTERISTICS On steep N.W. incline from Washington St.

-Modest front yard.

# SIGNIFICANCE (cont'd on reverse)

This four-family house is the only example of its type observed in the survey area. The owner and builder, John Forst Jr., had real estate offices at 294 Washington St. in downtown Boston and 1977 Columbus Ave. in Roxbury. He resided on Highview Ave. one block north of Weymouth Ave. It appears likely that the house was built on speculation in anticipation of increasing residential development of West Roxbury in the early 20th century.

Moved; date if known   --  

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>  x  </u>	Education	<u>      </u>	Religion	<u>      </u>
Architectural	<u>      </u>	Exploration/ settlement	<u>      </u>	Science/ invention	<u>      </u>
The Arts	<u>      </u>	Industry	<u>      </u>	Social/ humanitarian	<u>      </u>
Commerce	<u>      </u>	Military	<u>      </u>	Transportation	<u>      </u>
Communication	<u>      </u>	Political	<u>      </u>		
Community/ development	<u>  x  </u>				

Significance (include explanation of themes checked above)

James T. Ball, the architect, was educated at MIT. He worked for the City of Boston as an architect/engineer in the Fire Department and later the School Department. Ball also designed a triple-decker at Franklin Field ca. 1908 as well as the Mt. Calvary Holy Church Home. At the time of his work for Forst, Ball resided at 39 Rosedale St., Dorchester.

Weymouth Street was known formerly as Washington Heights Ave. According to atlases of Boston, the area was vacant land as late as 1905.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building Permits

City directories.

BPL fine arts Dept., Architects file.

Maps and atlases: 1905, 1914 (Boston)





ADDRESSES 9, 10, 14, 23, 26, 27 Whittemore Street

MAP NO. 12N/3E SUB-AREA Highland

DATES 1898-1907 permits source

PHOTOGRAPHS 11-7/4, 7/5; 12-6/5, 7/1\*, 7/2, 7/3; 35-1/2\*, 1/3, 1/4-89

STREET PATTERN one-block side street between Crest and Montview Streets

TOPOGRAPHY level

VISTAS length of street

USE residential TYPE single-family

MATERIALS wood shingle, stucco STORIES 2½

ROOFS cross-gable, cross-gambrel, hip

BUILDING PLACEMENT houses regularly spaced on fairly large lots; side yards

SET BACK uniform, approx. 15 feet

ARCHITECTURAL STYLE(S) Colonial Revival, Craftsman-influenced

EXTERIOR ALTERATION EXTERIOR CONDITION excellent

DEMOLITION/INTRUSIONS none

### SIGNIFICANCE (cont'd on reverse)

(Map)

This one-block side street is typical of 1890s single-family subdivisions in the Highland section. The developer was Charles W. Whittemore, who started out in his father's coal and wood business in Roslindale with his brother, John A. Whittemore, Jr. After their father's retirement in 1888, the two brothers did contracting and street improvement work under the firm name of John A. Whittemore's Sons until the death of Charles in 1901.

Charles Whittemore engaged Boston-based architects James Murray and J.H. Morse to design the earliest houses on the street, #9, 14, 23, and 27, all built in either 1898 or 1899. These are large asymmetrical Colonial Revival houses with cross-gable or cross-gambrel roofs, Palladian windows, and prominent porches. A later stucco-clad, hipped roof Colonial Revival with symmetrical 3-bay facade at #26 was designed by G. H. Woods

## SIGNIFICANCE (cont'd)

of Everett for George F. Eames.

The most interesting house architecturally is the latest, #10 (photo), designed by Oscar A. Thayer in 1907. The facade of this gambrel-roofed house, oriented toward Montview Street, incorporates a wealth of Craftsman-style detailing, particularly in the bracketed dormers and the prominent pergola porch with exposed rafters. Thayer, a Boston architect who resided first in Roslindale then in West Roxbury, designed a number of homes in the survey area. Among his works during this period are Craftsman style houses at 77 Montview Street (see form) next to this house, and 109 mt. Vernon Street (see form) around the corner.

TREES AND PLANTINGS trees at sidewalk on north side of street; shrubs at houses

FENCING none

ART none

OTHER \_\_\_\_\_

BIBLIOGRAPHY Building permits. Maps and atlases: 1884, 1896, 1905 (Boston).

West Roxbury and Roslindale--Residential Suburbs. Souvenir edition of the West

Roxbury News, ca. 1905. (biographical information on the Whittemores)





BOSTON LANDMARKS COMMISSION Street Information Form No. RD 1022 Area Roslindale  
(Jamaica Plain)



ADDRESSES 6 - 80 (even), 7 - 83 (odd) Woodlawn Street

MAP NO. 14N/8E SUB-AREA Forest Hills

DATES late 1890<sup>s</sup> -ca. 1910 atlases/permits  
source

PHOTOGRAPHS 25-3/1, 3/2\*, 4/6 -89

STREET PATTERN One-block street running in SE direction w/ dead end at  
Forest Hills Cemetery

TOPOGRAPHY inclines up hill from Hyde Park Ave. in Southeasterly  
direction - rocky incline for houses on S. side of street

VISTAS length of street to cemetery grounds.

USE residential TYPE triple deckers and two-fam. houses

MATERIALS clapboard, shingle, siding, asbestos STORIES  
Aluminum, wood

ROOFS flat(triple deckers), gable

BUILDING PLACEMENT Houses unevenly spaced with greater number of  
vacant lots at E end of St.

SET BACK Most houses built to sidewalk - diff. character of setback  
for houses on elevated sites

ARCHITECTURAL STYLE(S) Queen Anne, Colonial Revival

EXTERIOR ALTERATION siding, Porches EXTERIOR CONDITION fair to good

DEMOLITION/INTRUSIONS Vacant lots at upper end of Street.

#### SIGNIFICANCE (cont'd on reverse)

Woodlawn St. and the adjacent Tower and Weld Hill Streets constitute the most densely developed section of Forest Hills. A local contracting firm owned by Thomas F. Minton laid out these streets ca. 1892 for Weld & Browne, trustees. Minton, a Forest Hills resident, built a mixed-use brick block on Hyde Park Ave. between Tower and Woodlawn (1897, see form).

Development of Woodlawn Street began in the late 1890's with most of the construction spanning the period from ca. 1900 to 1910. Most houses on the block are triple-deckers, some with the pedimented facades as seen on Tower Street. Locally prominent architects James Murray and James Hutchinson designed such triple deckers at #47 and #49 (1908) for the Lanin Realty Co. of Bronxville, NY; Murray alone designed a triple decker at #32 for the Lannin company in 1911. The 6-family house at #15-17 (photo) is unusual due to its size and paired bracketed porches. A 3-bay, center-entry, single-family mansard cottage next to the cemetery grounds at #80 is an anomaly on this street of multi-family houses. Nothing is known about the cottage, and the building is not shown on period atlases.



## SIGNIFICANCE (cont'd)

As a group, the houses on Woodlawn Street have sustained greater alteration than houses on adjacent side streets, particularly in siding, enclosed porches, and porch removal. Development on the street is also less visually cohesive, due in part to the uneven terrain.

TREES AND PLANTINGS most vacant lots overgrown - some hedges at edges of prop.

FENCING many properties defined by chain link fences

ART none

OTHER rehabbed 3-family house at #32

BIBLIOGRAPHY Building permits. maps and atlases: 1884, 1896, 1905 (Boston).

West Rox. and Ros. - Residential Suburbs. Souvenir ed. of West Rox News, ca. 1905.

ADDRESS 60 Wren St. foot of  
COR. Danville St.NAME Randall G. Morris School  
present originalMAP No. 11N/4E SUB AREA Bellevue HillDATE 1927 Names of Boston's Schools  
sourceARCHITECT George Nelson Jacobs Names of  
Boston's Schools  
sourceBUILDER  
sourceOWNER City of Boston/  
original presentPHOTOGRAPHS 15 - 2/5\*, 3/1, 3/2 -89TYPE (residential) single double row 2-fam. 3-deck ten apt.  
(non-residential) SchoolNO. OF STORIES (1st to cornice) two plus --DOF flat cupola -- dormers --MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION: 2-st. Colonial Rev. school. Stone cornice below parapet wall.  
ade organized in 5-1-5-5-1 rhythm. Each single bay has an entry porch on 1 w/ attenuated  
square posts and columns carry frieze bearing the full name of the school. Paired windows  
topped w/ fanlights over each double-door entrance. 9/9 sash intact on 1; windows boarded  
over on 2. 1-st. gabled brick wing on E side w/ frame pediment infill, triple window  
on facade, 7 windows E side.EXTERIOR ALTERATION minor moderate drastic missing sash on twoCONDITION good fair poor vacant LOT AREA 74242 sq. feetNOTEWORTHY SITE CHARACTERISTICS large overgrown lot w/ iron fence at  
wren street - blacktopped surface at rear bldg. set close to street.

## SIGNIFICANCE (cont'd on reverse)

Morris Elementary School was built in response to a rapid population increase in the Bellevue Hill vicinity in the first three decades of the 20th century. The only school on Bellevue Hill, this building was constructed mid-way between the new Theodore Parker Elementary School at Centre and Church Streets (1924, see form), and the first Robert Gould Shaw School on Hastings Street (1892, demolished). A dwelling on the Morris School site burned ca. 1919 and was later removed.

The school's namesake, Randall G. Morris, was born in South Boston in 1856 and educated in the Boston public school system. He served on the Boston School Committee and the Finance Committee. Morris was a resident of West Roxbury for thirty years, and served

Moved; date if known ---

Themes (check as many as applicable)

Aboriginal	<u>      </u>	Conservation	<u>      </u>	Recreation	<u>      </u>
Agricultural	<u>      </u>	Education	<u>  x  </u>	Religion	<u>      </u>
Architectural	<u>  x  </u>	Exploration/ settlement	<u>      </u>	Science/ invention	<u>      </u>
The Arts	<u>      </u>	Industry	<u>      </u>	Social/ humanitarian	<u>      </u>
Commerce	<u>      </u>	Military	<u>      </u>	Transportation	<u>      </u>
Communication	<u>      </u>	Political	<u>      </u>		
Community/ development	<u>  x  </u>				

Significance (include explanation of themes checked above)

as president of the Highland Club and the Citizens Association of West Roxbury.

George Nelson Jacobs is best known for his apartment house designs. Between 1925 and 1930 he designed at least eight infill apartment houses in the Back Bay, specifically on Commonwealth Avenue, Marlborough Street, and Beacon Street. Jacobs was also architect for 1134-1136 Beacon Street (1915) in Brookline. He maintained offices on Beacon and Park Streets in downtown Boston from ca. 1915 to ca. 1926.

The school's gabled 1-story wing may date to 1933. A permit was issued at that time for a 4-room addition. The architect was Thomas F. McDonough.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

The Morris School has been sold for redevelopment.

In April 1988, the Board of Appeal rejected a plan to raze the school and build nine market-rate single-family homes on the site.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building permits - no original permit located.

maps and atlases: 1914 (Boston); 1929, 1950 (Boston Sanborns)

BPL Fine Arts Dept., Architects File

School Volunteers for Boston, Inc. Names of Boston's Public Elementary and middle schools: Their Origin. May 1980.



BOSTON LANDMARKS COMMISSION Street Information Form No. RD 1023 Area Roslindale  
(Jamaica Plain)



ADDRESSES 16-18 to 60 (even), 21-45 (odd) Yale Terrace

MAP NO. 14N/8E SUB-AREA Forest Hills

DATES 1858-ca. 1874 atlases  
source

PHOTOGRAPHS 26-4/1\*, 5/1, 5/2, 5/3\*-89

STREET PATTERN winding unpaved road with access to Morton Street rotary--upper  
end paved, ending at intersection with Forest Hills Ave. before gate to cemetery

TOPOGRAPHY steep hillside in wooded area overlooking Morton Street

VISTAS from crest of hill, view N over Morton St. rotary to downtown Boston

USE residential TYPE single, two, and three-family

MATERIALS clapboards and shingles STORIES 1½-2½

ROOFS mansard, gable, flat

BUILDING PLACEMENT irregular--lower houses oriented to approach up hill from  
Morton Street--houses at bend of road near end face the street

SET BACK houses generally built close to street

ARCHITECTURAL STYLE(S) Second Empire, Bracketed/Italianate, early 20th-cent. vernacular

EXTERIOR ALTERATION siding EXTERIOR CONDITION fair to good

DEMOLITION/INTRUSIONS one contemporary suburban house at #30 (1964)

#### SIGNIFICANCE (cont'd on reverse)

(Map)

Yale Terrace features a group of architecturally significant buildings dating to the third quarter of the 19th century. The street appears to be an early residential enclave at Forest Hills, spurred by the opening of the adjacent Forest Hills Cemetery in 1848.

The street includes houses in the Second Empire style. A 2½-story double house overlooking Morton Street at #16-18 has the appearance of being two rowhouses. The 2-story mansard at #39 has a bracketed barn, and the 1½-story mansard with 5-bay facade, center entry, and bracketed cornice at #45 has a center-gable carriage house. In addition, a large bracketed Italianate house with 2-story bay window survives at #60, located just north of the intersection with Forest Hills Avenue near the cemetery gates.

The relationship between these houses and Forest Hills Cemetery is unclear at this time. Historically, the cemetery owned property east and south of Yale Terrace, in addition to

## SIGNIFICANCE (cont'd)

at least one house on the street (#45). Greenhouses on cemetery property lie immediately southwest of the development, behind #45. A gravestone in front of the house at #60 also suggests some connection with the cemetery.

City directories yield no information on other early property owners, Dudley Williams, who owned #16-18 in 1874, and I. H. Cary, who owned #39 in 1874. Further research is needed on the early history of this residential development.

Yale Terrace was known as Union Terrace as late as the 1940s. The street also includes some vernacular houses ranging from the 1890s to 1964. Cary Street, which swings east of Yale Terrace (according to early and current maps) does not appear to have been developed.

TREES AND PLANTINGS street is in wooded area

FENCING none

ART none, but gravestone in front of house at #60

OTHER Recommended for National Register district listing and designation as an Architectural Conservation District

BIBLIOGRAPHY Brookline, Jamaica Plain, and West Roxbury directory, 1873.

Maps and atlases: 1858 (Norfolk); 1874 (Suffolk); 1884, 1896, 1905 (Boston).







BOSTON PUBLIC LIBRARY



3 9999 08770 407 6



ROSLINDALE AND WEST ROXBURY SURVEY AREA  
ARCHITECTS AND BUILDERS LIST

Key: (A) Architect                      Brick (b)  
      (B) Builder                        Concrete (c)  
      (E) Engineer                      Frame (f)  
      (H) Housewright/                Stone (s)  
      (C) Carpenter                    Stucco (so)

<u>NAME</u>	<u>ADDRESS</u>	<u>DESCRIPTION</u>
Alden, Henry Bailey (A)	2-14 Belgrade 56 Landseer Street	Masonic Bldg addition (b) 2 1/2 story single (f)
Allen & Collins (A)	74, 80-84 Southbourne	Woodbourne (stucco)
Atwood, Hamson H. (A)	6 Cummins Highway	Municipal Building (b)
Bailey, Edward (A)	5 Seymour Street	3 family (f)
Ball, James (A)	22-24 Weymouth St.	2 story apartment (f)
Barton, George (A)	307 Lagrange Street	Sears Gallagher House (f)
Basile, John (A & B)	38 Basile Street	2 1/2 story, 1 family (s)
Beal, J.W. (A)	#11 Ruskin St.	2 1/2 story, single (f)
Berry & Davidson (A)	814 South Street	Church of our Saviour (s)
Berry, J. Lawrence (A)	21 Stratford Street	Emmanuel Church (s)
Bigelow/Wadsworth (A)	669 South Street	Bos. Edison Substatn (so)
Billings, AWK Jr. (A)	4345-51 Washington St	Parkway Manor
Bowser, A. Merril (A)	167 Maple Street	2 1/2 story single (f)
Brackett, L.G. (A)	743 W. Roxbury Prkwy	2 1/2 story, single (b)
Brodin, Albin F. (A)	761-75 Am. Legion Hwy 85, 87 Belgrade 10-12 Delano Park 112 Manthorne Road 14-16 Penfield 5,7,9, Potomac St. 57,65 Seymour Street	6, single family (b) 2 three-deckers (f) two family bungalow (f) 2 1/2 story single (f) 2 1/2 story, 2 family (f) row of 8 bungalows (f) Three deckers (f)
Brooks-Skinner Co (A)	604 Weld Street	Pioneer Food Stores (f)
Brown, A.A. (A)	79 Robert St.	2 1/2 story, 2 family (f)
Brown, Phillip M (A,B)	170,176,180 Beech St. 75 Robert St.	2-story, 1 family (f) 1 1/2 story single (f)
Buckingham, William (A)	101 St. Theresa Ave.	Rox. Latin School adtn(b)
Cahill, G.A. (A)	2-16 Hyde Park Ave.	Minton Building (b)



<u>NAME</u>	<u>ADDRESS</u>	<u>DESCRIPTION</u>
Campbell, L. (A)	7 Alleyne Street	2 1/2 story, 2 family (f)
Carlson, Eric/W.J(A)	132-34 Beech Street	2 1/2 story, 2 family (f)
Cassidy, D.D. (A)	174 Bellevue St.	2 1/2 story single (f)
Clark, Eugene (A)	156 Mt. Vernon St.	2 1/2 story single (f)
Coble & Griffin (B)	40 Walk Hill Street	St. Andrew Apostle Ch.(s)
Crowell, Chris. (A)	733-779 VFW Parkway	Single & 2 families (b)
Cullen Brothers (B)	2-14 Belgrade	Masonic Building (b)
Cullen, John F.(A)	8-12 Church Street	Theo Parker School (b)
Curley, M.J. (A)	20 Montclair Ave.	2 1/2 story 2 family (f)
Dabney & Haywood (A)	67 Robin Street	2 1/2 story, single (f)
Dame, George (A)	31 Fairview Street	2 1/2 story single (f)
Dearborn, Henry (A)	95 Forest Hills Ave.	Forest Hills Cemetery
Dirlain, Arland (A)	100 Cummins Highway	Bethany Methodist Chur(b)
DrummeY, Wm. Inc (A)	450 Poplar Street	George Conley School (b)
Duffie, Harold R. (A)	195 Bellevue Street 38 Delano Park 52 & 68 Fletcher St. 9-11 Halford Road 136,40,43,47 Manthorn 58,67,72 Orchard Hill 66 Park Street 95 Redlands Road 570-586 Weld Street	2 1/2 story single (f) single family cape (f) gambrel roof singles (f) 2 story, 2 family (f) 2 1/2 story 2 family (f) single families (b) 2 1/2 story single (f) 1 1/2 story bungalow (f) 2 1/2 story, 2 family (f)
Duran, Charles (B)	120 Perham Street	2 1/2 story, single (s)
Duran, Rolfe E. (A)	113-115 Park Street	Commercial Block (f)
Dykeman, William (A)	3 Pomfret Street 2, 12, 19 Ruskin St.	2 1/2 story single (f) 2 1/2 story, single (f)
Fallabella, G.P. (A)	45 Seymour Street	Three decker (f)
Flaherty, James (A)	100 Grayfield Ave.	2 story single (s)
Folkins, Joseph (A)	195 Bellevue Street	2 1/2 story single (f)
French, Willard H.	120 Perham Street	2 1/2 story, single (s)
Gallagher, J.J.(B)	1685 Centre Street	Holy Name Church (b)
Graham, Edward T.P (A)	1685 Centre Street 530 W. Roxbury Prkwy	Holy Name Church (b) Holy Name Rectory (b)

<u>NAME</u>	<u>ADDRESS</u>	<u>DESCRIPTION</u>
Hart & Clark (B)	Brier Road	mid-20th C. bungalows (f)
Hutchinson, James (A)	2-4 Florence Street	2 1/2 story single (f)
	149 Mt. Vernon St.	2 1/2 story single (f)
	37 Pelton Street	2 1/2 story single (so)
	850 South Street	Ros. Unitarian Church (s)
	142, 146 Tyndale St.	2 1/2 story, single (f)
	47 & 49 Woodlawn St.	triple deckers (f)
Jackson, Jerome (A)	16 Montview Street	2 1/2 story single (f)
Jacobs, George N (A)	60 Wren Street	Randall Morris School (b)
Kiessling, Calvin (A)	77 Stratford Street	United Methodist (s)
Kilham & Hopkins (A)	Florian & Southbourne Woodbourne	(b, f, s)
Krokyn, Brown, Rosenstein (A)	75, 79, 83 Belgrade	3 three-deckers (f)
Lavoie, A.J. (A)	18-37 Summer Street	2 story, 2 families (f)
Leighton-Mitchell (B)	101 St. Theresa Ave.	Roxbury Latin School (b)
Levy, Maurice (A)	4252-62 Washington St	Parkway Building (s)
	4459, 63, 67 Washington	3 story, 3-decker (so)
Lewis, Edwin J. (A)	852 South Street	St. Anna's Orthodox Ch (s)
Logue, Charles (B)	2078 Centre Street	St. Theresa Avila Ch. (s)
Longfellow, A.W. (A)	1851 Seaver Street	T. Parker Parish House (s)
Lorsodo & Son (B)	Centre, Bryant, Stimson	one story capes (f)
Lorsordo, Frank (B)	Stimson & Bryant St.	contemporary suburban (f)
Louis, J.W. (A)	26-30 Bellevue St.	3 story apartment (b)
Luipold, Jacob (A)	190 Beech Street	2-story, 1 family (f)
	16 Tower Street	3 story, 3 family (f)
	33 Tower Street	2 1/2 story, 2 family (f)
M.J. Paine (B)	174 Bellevue St.	2 1/2 story single (f)
Macomber, Wm (A, B)	46 Hewlett Street	Craftsman single (f)
Maginnis & Walsh (A)	2078 Centre Street	St. Theresa Avila Ch. (s)
McGahey, O'Connor (B)	6 Cummins Highway	Municipal Building (b)
McGreevey, Thom. (A)	3-19, 4-20 M. Standish	Mid 20th, singles (f, b)
McKinnon, Joseph (B)	42 Cerdan Ave.	2 1/2 story single (b)
Mollard & Booth (A)	16-18 Walk Hill St.	Chemical #13 (b)

<u>NAME</u>	<u>ADDRESS</u>	<u>DESCRIPTION</u>
Morrison, Hugh W. (B)	7 Alleyne Street	2 1/2 story, 2 family (f)
Morse, J.H. (A)	170,176,180,200 Beech 9,14,23,27 Whittemore	2-story, 1 family (f) 2 1/2 story singles (f)
Murray, James (A)	25 Cummins Highway 37 Fairview Street 65 Park Street 120-120 1/2 Park St. 950 South Street 903 South Street 57 Weld Hill Street 9,14,23,27 Whittemore 47 & 49 Woodlawn St. 32 Woodlawn St.	Ros. Congregat Church (f) 2 1/2 story single (f) 2 1/2 story single (f) Commercial block (f) 2 1/2 story single (f) 2 1/2 story single (f) 2 1/2 story, 2 family (f) 2 1/2 story singles (f) triple deckers (f) triple deckers (f)
Murray,Hutchinson (A)	2398-2400 Centre St.	2 story, 2 family (s)
Newhall & Blevins (A)	426 Beech Street	Phineas Bates School (b)
Noyes, Charles D. (B)	1 Merville Street	Mansard, single (f)
Noyes, F.A. (B)	3 Merville Street	Mansard, single (f)
O'Connell & Shaw (A)	445 Arborway 40 Walk Hill Street	W. Roxbury Court Hs. (b) St. Andrew Apostle Ch.(s)
Perkins & Betton (A)	25 Walk Hill Street	Francis Parkman Schl. (b)
Perry,Shaw,Hepburn(A)	101 St. Theresa Ave.	Roxbury Latin School (b)
Ramsay, Harry M. (A)	42 Cerdan Ave.	2 1/2 story single (b)
Reid & McAlpin (A)	15 Colby Road	1 1/2 story bungalow (f)
Richmond/Goldberg (A)	4246 Washington St.	Roslnd Branch Library (b)
Rolfe & Duncan (B)	307 Lagrange Street	Sears Gallagher House (f)
Russell, C.A. (A)	16 Rutledge St.	2 1/2 story, single (f)
Seaver, Henry W. (A)	1851 Seaver Street	T.Parker Parish Church(s)
Seavey, J Franklin(A)	380 Park Street	2 1/2 story single (f)
Selesnich, H. H.	4354 Washington St.	bowfront 3-decker (b)
Shapiro, Phillip (A)	Stimson & Bryant St. Stimson Street	contemporary suburban (f) one story capes (f)
Smith, John J.	3895 Washington St.	Puritan Ice Cream Co.(b)
Somers and Drisko (B)	2-14 Belgrade	Masonic Bldg addition (b)
Stone & Webster (A)	4228 Washington St.	MBTA Substation (b)





<u>NAME</u>	<u>ADDRESS</u>	<u>DESCRIPTION</u>
Swanson, William (B)	25 Cummins Highway	Ros. Congregat Church (f)
Thayer, Oscar A. (A)	2-14 Belgrade	Masonic Building (b)
	1961 Centre Street	West Roxbury Library (b)
	50-52 Guernsey St.	1 1/2 story 2 family (so)
	77 Montview Street	2 1/2 story single (f)
	109 Mt. Vernon St.	2 1/2 story single (f)
	149 Park Street	St Mathew Syrian Chr(s)
	33 Pelton Street	2 1/2 story Craftsman(so)
	129-31 Tyndale St.	2 story, 2 family (f)
	10 Whittemore Street	Gambrel roof single (f)
The Architects Colab.	1400 VFW Parkway	VA Hospital addition (b)
W.Roxbury Bldg Co.(B)	46-48,50-52 Guernsey	1 1/2 story 2 family (so)
Walker & Kimball (A)	885 South Street	Longfellow School (b)
Walker, Hwrd & son(A)	120 Poplar Street	Roslindale High School(b)
Walkins, L.H.(A)	325 Poplar Street	2 1/2 story single (f)
Welch, Thomas F. (B)	2398-2400 Centre St.	2 story, 2 family (s)
Wheelwright, Edmnd(A)	68 Seymour Street	Stephen Weld School (b)
Williams, R.J. (A)	8-24/11-45 Burrwood	contemporary suburban (f)
Williamson, E.R. (A)	46-48 Guernsey St.	1 1/2 story 2 family (so)
Willis Bros. (A & B)	200 Beech Street	2-story, 1 family (f)
	30 Farquhar Street	2 1/2 story single (f)
Wilson & Webber (A)	26 Montclair Ave.	2 1/2 story single (f)
Winebaum & Wexler (A)	1 & 7 Hastings Street	2 six families (f)
Wood, Rev. H.G. (A)	21 Stratford Street	Emmanul Parish House (so)
Woods, G.H. (A)	26 Whittemore Street	2 1/2 story single (so)











